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SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: January 7, 1997
TIME: 4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

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CONSENT AGENDA

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- (a) Approval of Minutes: Special Meeting, October 24, 1996; Regular Meetings, November 26 and December 10, 1996.

Action taken: _____

REGULAR AGENDA

- (b) Election of President and Vice President.

Action taken: _____

- (c) Public Hearing to hear all persons interested in an Amendment to the Yerba Buena Center Redevelopment Plan

Approving Addendum #3 to the Yerba Buena Center Subsequent Environmental Impact Report in connection with the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area and finding that no further Environmental Document is required; approving the proposed Amendment to the Redevelopment Plan and recommending approval and adoption of the proposed Amendment by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Amendment, to the Board of Supervisors. (Resolution No. 1-97)

Action taken: _____

- (d) Approving the report to the Board of Supervisors on the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 2-97)

Action taken: _____

- (e) Authorizing Exclusive Negotiations with CB-1 Entertainment Associates, L.P. (Millennium and WDG Ventures, Inc.) for the Central Block 1 Office Site located on the south side of Market Street to the east of Fourth Street and the Marriott Hotel; Yerba Buena Center. (Resolution No. 3-97)

Action taken: _____

- (f) Authorizing a Personal Services Contract with EIP Associates, Inc. in an amount not to exceed \$989,000 to provide environmental review services; South Bayshore Survey Area. (Resolution No. 4-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session

- (a)** Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Howard Streets and the entity the Agency may negotiate with is Hampshire Limited Liability.
- (b)** Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE : 749-2454

DATE: January 28, 1997
TIME: 4:00 p.m.

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JAN 24 1997

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TENTATIVE AGENDA

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- 1) Public Hearing and authorizing the sale of land at 1272 South Van Ness Avenue (near 24th Street) to Habitat for Humanity San Francisco; Non-Redevelopment Area.
- 2) Authorizing the Executive Director to issue a Conditional Commitment for Tenant Improvement Financing to Agonifer Shiferaw dba Rasselas in connection with the lease of 1534-40 Fillmore Street; Lower Fillmore Revitalization Program; Western Addition A-2.
- 3) Authorizing a Seventh Amendment to the Land Disposition Agreement with Fillmore Renaissance Associates for Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets and making certain financing commitments and determinations; Western Addition A-2.
- 4) Authorizing a Purchase and Sale Agreement with the City and County of San Francisco to acquire Assessor's Block 3741, Portion of Lot 33, ("Additional Site") for a portion of the site for a Headquarters Office Building in connection with the Disposition and Development Agreement between the Redevelopment Agency of the City of San Francisco and The Gap, Inc; Rincon Point-South Beach.
- 5) Authorizing a Second Amendment to a Loan Agreement and Promissory Note with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.
- 6) Authorizing a First Amendment to a Grant and Regulatory Agreement with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.

- 7) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Larkin Street Services in an amount not to exceed \$200,000 related to the development of a 12-unit licensed residential facility at 129 Hyde Street.
- 8) Closed Session:
- (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:
 - (a) Third and Howard Streets (Parcel EB-2C) in Yerba Buena Center with Hampshire Limited Liability.
 - (ii) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. (a) the name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. Jon H. Kouba, et al. United States District Court for the Northern District of California. (Case No. 96-0577 FMS).
 - (b) the name of the case is San Francisco Redevelopment Agency v. California Creole.
 - (iii) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.
-

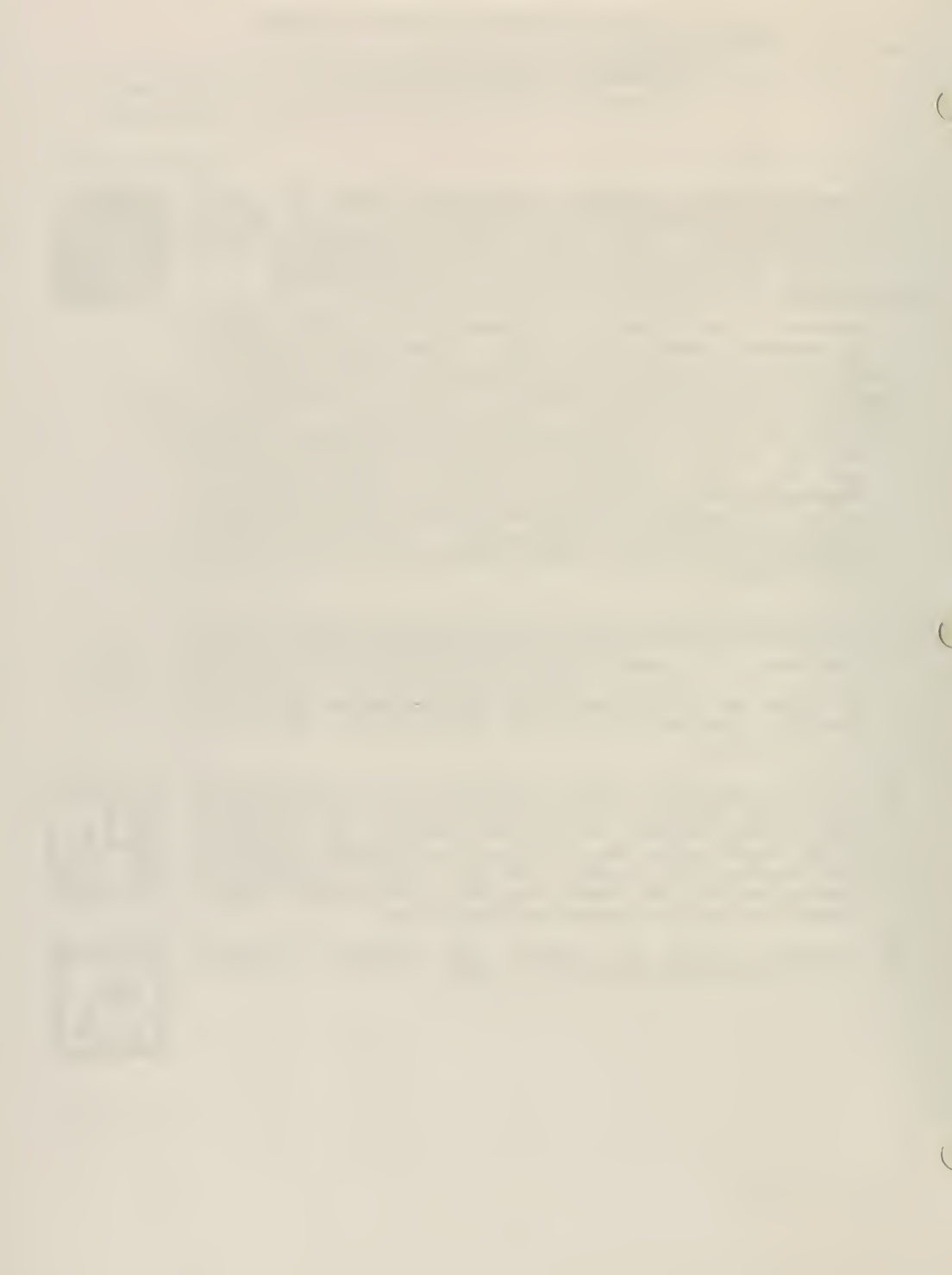
Prepared and mailed January 22, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

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**San Francisco
Redevelopment Agency**

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
TTY 415.749.2500



WILLIE L. BROWN, Mayor

Darshan H. Singh, President
Lynette Sweet, Vice President
Leroy King
Jon Henry Kouba
James B. Morales
Manuel A. Rosales
Benny Y. Yee

Clifford W. Graves, Executive Director

January 22, 1997

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JAN 24 1997

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TO: Tentative Agenda Recipients

FROM: Patsy R. Oswald
Agency Secretary

SUBJECT: Election of President and Vice President

The Agency Commission held its election on January 7, 1997. For your information the Commissioners are as follows:

Darshan Singh, President
Lynette Sweet, Vice President
Leroy King
Jon Henry Kouba
James B. Morales
Manuel A. Rosales
Benny Y. Yee

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: January 28, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meetings, December 17, 1996, January 1, 14, 1997; Closed Sessions: November 12, 19, 16, December 10, 17, 1996, January 7, 1997.

Action taken: _____

REGULAR AGENDA

- (b) Public Hearing to hear all persons interested the
Sale of Land at 1272 South Van Ness Avenue

Authorizing the Sale of Land at 1272 South Van Ness Avenue (near 24th Street) to Habitat for Humanity San Francisco; Non-Redevelopment Area/Agency Affordable Housing Program.
(STAFF WILL RECOMMEND THIS ITEM BE CONTINUED TO FEBRUARY 25, 1997)

Action taken: _____

- c) Authorization to issue a conditional financing commitment for tenant improvements in an amount not to exceed \$737,000 to Agonifer Shiferaw, sole proprietor of Rasselas Jazz Club and Restaurant, in connection with the Lower Fillmore Revitalization Project, Western Addition A-2. (Resolution No. 6-97)

Action taken: _____

- d) Adopting environmental findings (and statement of overriding considerations) made pursuant to the California Environmental Quality Act and State guidelines in connection with authorization of execution of an Agreement with the City and County of San Francisco for the purchase of real estate which is related to the Preliminary Plan to amend the Rincon Point-South Beach Redevelopment Project Area to include Parcel X-1, and authorizing the Executive Director to execute the Purchase and Sale Agreement; Rincon Point-South Beach. (Resolution No. 7-97)

Action taken: _____

- e) Authorizing a Second Amendment to a loan agreement with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 8-97)

Action taken: _____

- f) Authorizing a first amendment to a Grant and Regulatory Agreement with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 9-97)

Action taken: _____

- g) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Larkin Street Services in an amount not to exceed \$200,000 related to the development of a 12-unit licensed residential facility at 179 Hyde Street. (Resolution No. 10-97)

Action taken: _____

- h) Recommending that the Board of Supervisors determine that all challenges received in the South Bayshore Project Area Committee Elections have been investigated and resolved; and find that the election procedures were followed and confirm the elected Project Area Committee Members; South Bayshore (Resolution No. 11-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session:

- (i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are: Third and Howard Streets (Parcel EB-2C) in Yerba Buena Center with Hampshire Limited Liability.
- (ii) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. (1) the name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. Jon H. Kouba, et al. United States District Court for the Northern District of California. (Case No. 96 0577 FMS) (2) the name of the case is San Francisco Redevelopment Agency v. California Creole.
- (iii) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE : 749-2454

DATE: February 4, 1997
TIME: 4:00 p.m.

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TENTATIVE AGENDA

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- 1) Presentation on the Agency's 1997-98 Budget.
- 2) Authorizing a Third Amendment to the Personal Services Contract with the Alfred Williams Consultancy by an amount not to exceed \$29,750 to provide Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area.
- 3) Authorizing a \$30,000 First Amendment to the Architectural Agreement with Michael Willis & Associates for architectural and urban design services for Fillmore Streetscape and Urban Design Improvements; Western Addition A-2
- 4) Public Hearing and approving an amendment to the Design for Development related to height and bulk and authorizing a First Amendment to the Owner Participation Agreement for Site L with One Embarcadero South Venture to reflect the Proposed Amendment to the Design for Development Document; Rincon Point-South Beach.
- 5) Director's Report
 - (a) Garden Bid Results; Yerba Buena Center.
- 6) Closed Session:

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

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- (a) Authorizing a Third Amendment to the Personal Services Contract with the Alfred Williams Consultancy by an amount not to exceed \$29,750 to provide Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area. (Resolution No. 12-97)

Action taken: _____

- (b) Authorizing a \$30,000 First Amendment to the Architectural Agreement with Michael Willis & Associates for Architectural and Urban design Services for Fillmore Streetscape and Urban Design Improvements; Western Addition A-2. (Resolution No. 13-97)

Action taken: _____

REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in an amendment to the Design for Development;
Rincon Point-South Beach

Authorizing an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 14-97)

Action taken: _____

- (d) Authorizing an amendment to the Owner Participation Agreement with One Embarcadero South Venture for the development of Block 3792, Lot 3, and Block 3793, Lots 1 and 2 ("Site L"); Rincon Point-South Beach. (Resolution No. 15-97)

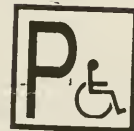
Action taken: _____

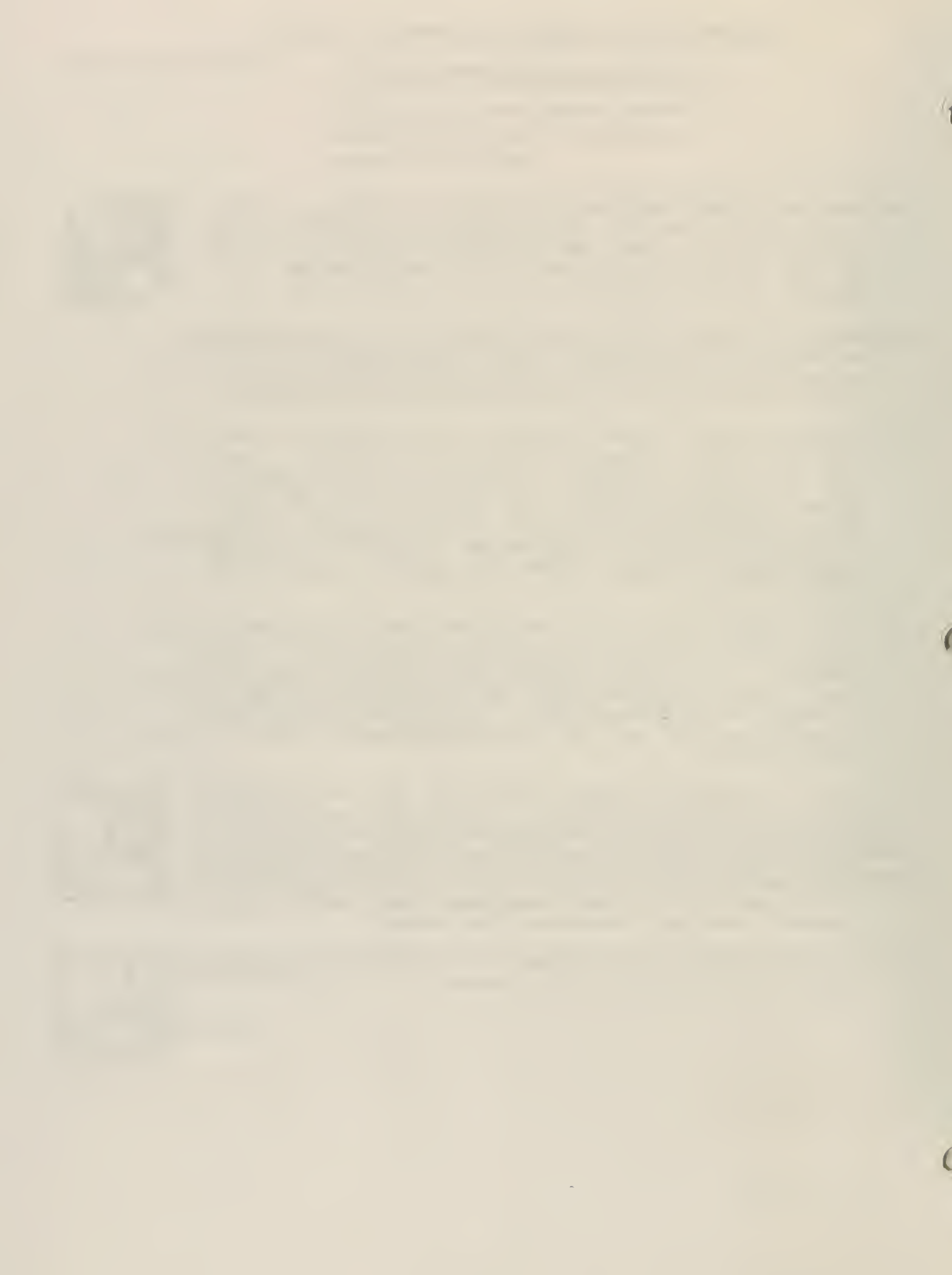
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 - (b) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director
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FEB 06 1997

SAN FRANCISCO
PUBLIC LIBRARY

DATE: February 11, 1997
TIME: 4:00 p.m.

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- 1) Public Hearing and authorizing an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area. (Continued from the meeting of February 4, 1997)
- 2) Authorizing an amendment to the Owner Participation Agreement with One Embarcadero South Venture for the development of Block 3792, Lot 3, and Block 3793, Lots 1 and 2 ("Site L"); Rincon Point-South Beach. (Continued from the meeting of February 4, 1997)

There will be a Public Hearing to hear all persons interested in an amendment to the Redevelopment Plan for Rincon Point-South Beach Redevelopment Plan Project Area regarding item numbers 3) through and including item 9):

- 3) Adopting Environmental Findings (and Statement of Overriding Considerations) made pursuant to the California Environmental Quality Act and State Guidelines in connection with (1) an amendment to the Rincon Point-South Beach Redevelopment Plan to include Parcels X-1 and X-2 in the Project Area, (2) amendments to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area, (3) conditional approval for revised Basic Concept Drawings for a Headquarters Office Building to be constructed pursuant to a Disposition and Development Agreement between the Gap, Inc. and the Redevelopment Agency of the City and County of San Francisco, (4) an amendment to the Open Space Variance, and (5) certain amendments to the Disposition and Development Agreement; Rincon Point-South Beach.
- 4) Approving the report to the Board of Supervisors on the proposed amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal of the report to the Board of Supervisors of the City and County of San Francisco; Rincon Point-South Beach.

- 5) Approving a proposed amendment to the Rincon Point-South Beach Redevelopment Plan; transmitting the proposed amendment to the City Planning Commission; recommending approval of the proposed amendment by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed amendment, to the Board of Supervisors; Rincon Point-South Beach
- 6) Conditionally approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area and recommending to the City Planning Commission that it conditionally approve the amendment; Rincon Point-South Beach.
- 7) Conditionally approving the Basic Concept Design for the Gap, Inc.'s Headquarters Office Building to be located on Parcels C-1 and X-1 in the Rincon Point-South Beach approved Redevelopment Project Area pursuant to a Disposition and Development Agreement between the Redevelopment Agency between the City and County of San Francisco and the Gap, Inc.
- 8) Amending variance granted pursuant to Resolution No. 7-95 relating to open space fees in connection with a Disposition and Development Agreement with the Gap, Inc. for the development of a Headquarters Building and related open space and other uses on Parcels C-1, C-2 and X-1 in the Rincon Point-South Beach Approved Redevelopment Project Area.
- 9) Conditionally authorizing execution of a First Amendment to the Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and the Gap, Inc.; Rincon Point-South Beach.
- 10) Rescinding Resolution No. 252-96 and awarding Demolition and Site Clearance Contract RP-3 to ICONCO, Inc. in an amount not to exceed \$93,800 for the demolition and site clearance of the Billboard on Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 11) Consideration of the Agency's 1997-98 Budget.
- 12) Workshop on the status of Housing Opportunities for Persons with AIDS Program.
- 13) Closed Session:
 - (a) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation: one potential case.
 - (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.
 - (c) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: February 11, 1997
TIME: 4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

DOCUMENTS DEPT

2. Matters of Unfinished Business

FEB 10 1997

- (a) Public Hearing to hear all persons interested in an amendment to the Design for Development; Rincon Point-South Beach.

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Authorizing an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 14-97) (Continued from the meeting of February 4, 1997)

Action taken: _____

- (b) Authorizing an amendment to the Owner Participation Agreement with One Embarcadero South Venture for the development of Block 3792, Lot 3, and Block 3793, Lots 1 and 2 ("Site L"); Rincon Point-South Beach. (Resolution No. 15-97) (Continued from the meeting of February 4, 1997)

Action taken: _____

3. Matters of New Business

REGULAR AGENDA

The following Public Hearing will be called on The Gap Items (a) - (g). The items will be considered simultaneously, but acted upon separately.

Public Hearing to hear all persons interested in an amendment to the Redevelopment Plan for Rincon Point-South Beach Project Area

- (a) Adopting Environmental Findings (and Statement of Overriding Considerations) made pursuant to the California Environmental Quality Act and State Guidelines in connection with (1) an amendment to the Rincon Point-South Beach Redevelopment Plan to include Parcels X-1 and X-2 in the Project Area, (2) amendments to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area, (3) conditional approval for revised Basic Concept Drawings for a Headquarters Office Building to be constructed pursuant to a Disposition and Development Agreement between the Gap, Inc. and the Redevelopment Agency of the City and County of San Francisco, (4) an amendment to the Open Space Variance, and (5) certain amendments to the Disposition and Development Agreement; Rincon Point-South Beach. (Resolution No. 16-97)

Action taken: _____

- (b) Approving the report to the Board of Supervisors on the proposed amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal of the report to the Board of Supervisors of the City and County of San Francisco; Rincon Point-South Beach. (Resolution No. 17-97)

Action taken: _____

- (c) Approving a proposed amendment to the Rincon Point-South Beach Redevelopment Plan; transmitting the proposed amendment to the City Planning Commission; recommending approval of the proposed amendment by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed amendment, to the Board of Supervisors; Rincon Point-South Beach. (Resolution No. 18-97)

Action taken: _____

- (d) Conditionally approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area and recommending to the City Planning Commission that it conditionally approve the amendment; Rincon Point-South Beach. (Resolution No. 19-97)

Action taken: _____

- (e) Conditionally approving the Basic Concept Design for the Gap, Inc.'s Headquarters Office Building to be located on Parcels C-1 and X-1 in the Rincon Point-South Beach approved Redevelopment Project Area pursuant to a Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and the Gap, Inc.; Rincon Point-South Beach. (Resolution No. 20-97)

Action taken: _____

- (f) Amending variance granted pursuant to Resolution No. 7-95 relating to open space fees in connection with a Disposition and Development Agreement with the Gap, Inc. for the development of a Headquarters Building and related open space and other uses on Parcels C-1, C-2 and X-1 in the Rincon Point-South Beach Approved Redevelopment Project Area. (Resolution No. 21-97)

Action taken: _____

- (g) Conditionally authorizing execution of a First Amendment to the Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and the Gap, Inc.; Rincon Point-South Beach. (Resolution No. 22-97)

Action taken: _____

- (h) Rescinding Resolution No. 252-96 and awarding Demolition and Site Clearance Contract RP-3 to ICONCO, Inc. in an amount not to exceed \$93,800 for the demolition and site clearance of the Billboard on Site F-1 located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach. (Resolution No. 23-97)

Action taken: _____

- (i) Consideration of the Agency's 1997-98 Budget.
- (j) Workshop on the status of Housing Opportunities for Persons with AIDS Program.
4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
- (a) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation: one potential case.
- (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.
- (c) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR EXECUTIVE CONFERENCE ROOM
24 HOUR INFORMATION LINE : 749-2454

DATE: February 18, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Recognition of a Quorum.
- 2) Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 3) Closed Session: Pursuant to Government Code Section 54957 on Personnel with respect to the position of Executive Director.
- 4) Adjournment.

Prepared and mailed February 12, 1997

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FEB 13 1997

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ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR EXECUTIVE CONFERENCE ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: February 18, 1997
TIME: 3:00 P.M.

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A G E N D A

**PLEASE NOTE THAT THE MEETING WILL START AT
3:00 P.M.**

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
3. Matters of New Business

(a) Workshop on the Agency's 1997-98 Budget.

4. Closed Session:

Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.

5. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE : 749-2454

FEB 21 1997

SAN FRANCISCO
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DATE: February 25, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

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note
NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public Hearing and authorizing the Sale of Land at 1272 South Van Ness Avenue (near 24th Street) to Habitat for Humanity San Francisco; Non-Redevelopment Area/Agency Affordable Housing Program. **(Continued from the meeting of January 28, 1997) (Staff will recommend this item be continued to March 25, 1997)**
- 2) Authorizing an extension of the term of and other modifications to the \$39,860,000 Redevelopment Agency of the City and County of San Francisco Variable Rate Demand Housing Mortgage Revenue Refunding Bonds (St. Francis Place) 1989 Issue A; Yerba Buena Center.
- 3) Design workshop on China Basin Ballpark and South Beach Park expansion; Rincon Point-South Beach.
- 4) Approval of the Agency's 1997-98 Budget.
- 5) Appearance of the South Bayshore Community Development Corporation, Inc.
- 6) Authorizing a First Amendment to a Personal Services Contract with Simmons & Associates in an amount not to exceed \$30,000; Bayview/Hunters Point/South Bayshore Survey Area.
- 7) Authorizing rejection of the three proposals submitted pursuant to a Request for Proposals to Certificate of Preference Holders and authorizing the issuance of a Request for Proposals and approving advertising expenses in connection with the offering for the development of Parcel 724-A(1) located on the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.
- 8) Authorizing a Contract with Adele Naude Santos & Associates for Architectural Services for the design, documentation and construction of the furnishings fixtures an equipment and tenant improvements for the Central Block 3 Children's; Center; Yerba Buena Center.

OVER

9) Closed Session:

- (a) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.
 - (b) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case.
 - (c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case involving the Las Villas Partnership.
 - (d) Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.
-

Prepared and mailed February 19, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: February 25, 1997
TIME: 4:00 P.M.

A G E N D A

5/97
ative
PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special Meeting, January 23, 1997; Regular Meetings, January 28, February 4 and 11, 1997.

Action taken: _____

REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in the
Sale of Land at 1272 Van Ness Avenue

Authorizing the Sale of Land at 1272 Van Ness Avenue (near 24th Street) to Habitat for Humanity San Francisco, Non-Redevelopment Area/Agency Affordable Housing Program. (Continued from the meeting of January 28, 1997). (Staff will recommend this item be continued to March 25, 1997)

Action taken: _____

- (c) Authorizing an extension of the term of and other modifications to the \$39,860,000 Redevelopment Agency of the City and County of San Francisco Variable Rate Demand Housing Mortgage Revenue Refunding Bonds (St. Francis Place) 1989 Issue A; Yerba Buena Center. (Resolution No. 24-97)

Action taken: _____

- (d) Design workshop on China Basin Ballpark and South Beach Park expansion; Rincon Point-South Beach.
- (e) Approving a Proposed Budget for the period July 1, 1997 through June 30, 1998 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco . (Resolution No. 25-97)

Action taken: _____

- (f) Presentation of request for funding for the South Bayshore Community Development Corporation; South Bayshore Survey Area.
- (g) Authorizing rejection of the three proposals submitted pursuant to a Request for Proposals to Certificate of Preference Holders and authorizing the issuance of a Request for Proposals and approving advertising expenses in connection with the offering for the development of Parcel 724-A(1) located on the southeast corner of Webster and O'Farrell Streets; Western Addition A-2. (Resolution No. 26-97)

Action taken: _____

- (h) Authorizing an Architectural Agreement with Adele Naude Santos and Associates in an amount not to exceed \$250,000 for the design, preparation of the construction documents and construction observation services for the installation of the furnishings, fixtures and equipment and tenant improvement work for the Children's Center on CB-3; Yerba Buena Center.(Resolution No. 27-97)

Action taken: _____

- (i) Authorizing a Letter Agreement with the Department of Public Health for one year in an amount not to exceed \$107,000 for Occupational Safety and Health Services; Hunters Point Shipyard Survey Area. (Resolution No. 28-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director

8. Commissioners' Questions and Matters

9. Closed Session

- (a) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.
- (b) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case.
- (c) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case involving the Las Villas Partnership.
- (d) Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE : 749-2454

DATE: March 4, 1997
TIME: 4:00 p.m.
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FEB 28 1997

TENTATIVE AGENDA

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Requesting the Board of Supervisors to pass a resolution calling for the election of a Redevelopment Project Area Committee for the South of Market Redevelopment Project Area and approving procedures for the formation of the South of Market Project Area Committee; South of Market.
- 2) Results of Mid-Market Project Area Committee elections.
- 3) Authorizing a Third Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in connection with the development of Site DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point.
- 4) Workshop on proposed development of Site D by Bayview Inn Partners; LLC; Rincon Point-South Beach.
- 5) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with the Black Coalition on AIDS in an amount not to exceed \$305,964 related to 1761 Turk Street.
- 6) Authorizing a First Amendment to a Personal Services Contract with Simmons & Associates; Bayview/Hunters Point/South Bayshore Survey Area/Mid-Market Survey Area/South of Market.

OVER

7) Closed Session:

- (a) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case.
 - (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.
 - (c) Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.
-

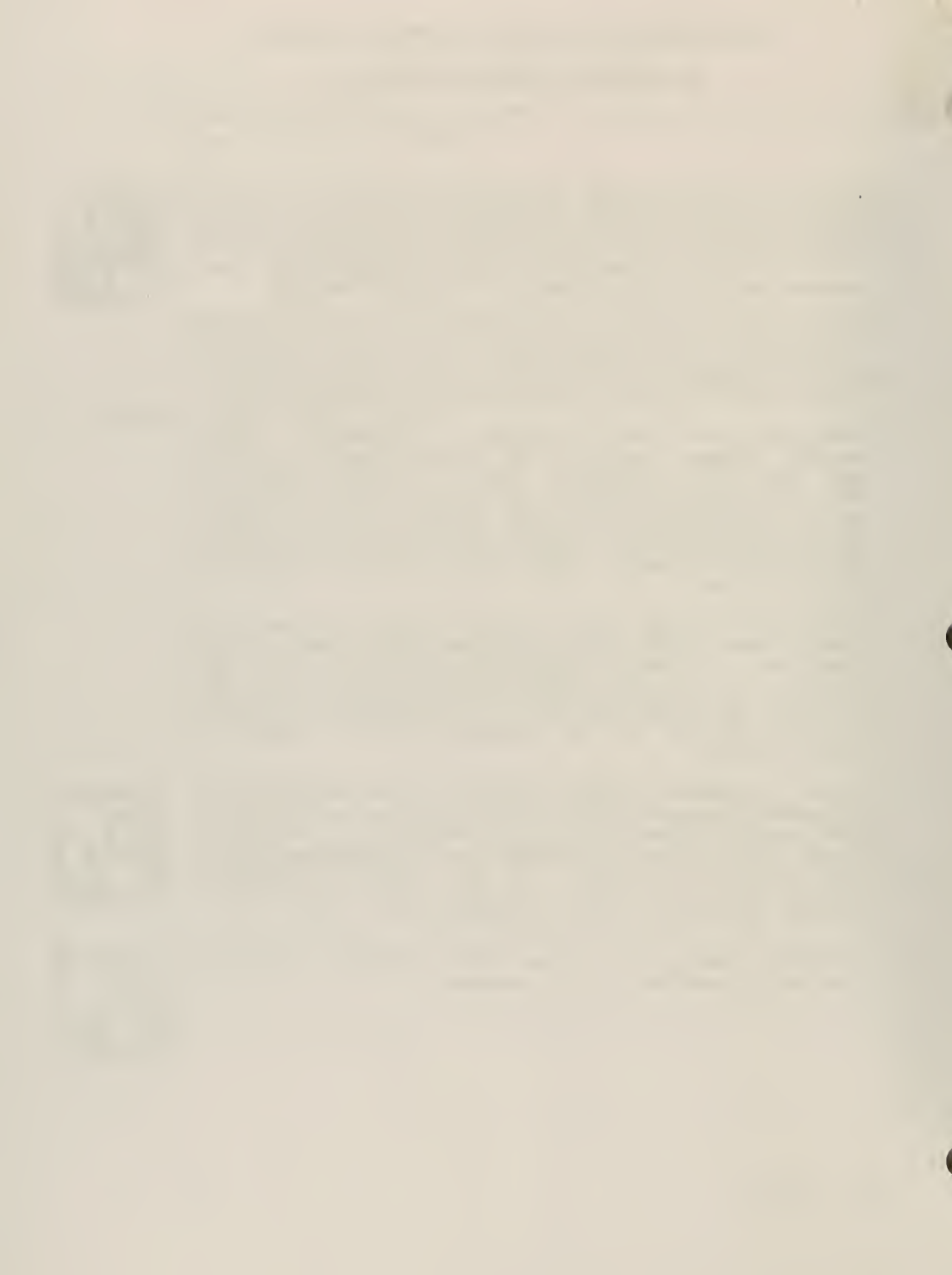
Prepared and mailed February 26, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: March 4, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

MAR 03 1997

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2/24/97*

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Appointing James B. Morales as Executive Director of the Redevelopment Agency of the City and County of San Francisco effective April 7, 1997. (Resolution No. 29-97)
- (b) Authorizing Clifford W. Graves to take leave for the period April 4, 1997 through August 4, 1997. (Resolution No. 30-97)
- (c) Authorizing a First Amendment to the Second Personal Services Contract with the South Bayshore Community Development Corporation extending the term to March 28, 1997; South Bayshore Survey Area. (Resolution No. 31-97)
- (d) The Public Hearing relating to a proposed Amendment to the Design for Development of the Rincon Point-South Beach Redevelopment Plan has been cancelled. A workshop will be conducted pertaining to a proposed development on Site D in Rincon Point-South Beach - Item 3 (h).

Action taken: _____

REGULAR AGENDA

- (e) Requesting the Board of Supervisors to pass a resolution calling for the election of a Redevelopment Project Area Committee for the South of Market Redevelopment Project Area and approving procedures for the formation of the South of Market Project Area Committee; South of Market. (Resolution No. 32-97)

Action taken: _____

- (f) Reviewing Mid-Market Project Area Committee election results and recommending findings on the validity of any challenges and on the ratification of the results to the Board of Supervisors. (Resolution No. 33-97)

Action taken: _____

- (g) Authorizing a Third Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in connection with the development of Site DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point. (Resolution No. 34-97)

Action taken: _____

- (h) Workshop on proposed development of Site D by Bayview Inn Partners, LLC; Rincon Point-South Beach.
- (i) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with the Black Coalition on AIDS in an amount not to exceed \$305,964 related to 1761 Turk Street. (Resolution No. 35-97)

Action taken: _____

- (j) Authorizing a First Amendment to a Personal Services Contract with Simmons & Associates in an amount not to exceed \$30,000 for Consultant Services; Bayview Hunters Point/South Bayshore Redevelopment Survey Area/Mid-Market Redevelopment Survey Area/South of Market Redevelopment Project Area. (Resolution No. 36-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session

- (a)** Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case.
- (b)** Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.
- (c)** Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.

10. Adjournment.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE : 749-2454

DOCUMENTS DEPT.

DATE: March 11, 1997
TIME: 4:00 p.m.

MAR 06 1997

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TENTATIVE AGENDA

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- 1) Awarding Demolition and Site Clearance Contract RP-4 to ICONCO, Inc. in an amount not to exceed \$63,800 for the demolition and site clearance of 240-242 Steuart Street; Rincon Point-South Beach.
- 2) Amending Resolution No. 151-96 to add and delete certain Community Services classifications.
- 3) Presentation on the Agency's Audited Financial Statements for year ending June 30, 1996.
- 4) Recommending to the Board of Supervisors that it endorse the program and Main/Beale South design concept for a new Regional Bus Facility and request the Mayor to pursue implementation of the Facility; Transbay Redevelopment Survey Area.
- 5) Interim Status Report on the Agency-funded Multimedia Study.
- 6) Consideration of a request for an extension of Exclusive Negotiations from Centris Investment Company in connection with the development of Parcel 714-A(2) (Myrtle Street site); Western Addition A-2.
- 7) Closed Session
 - (a) Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel to discuss initiation of litigation: one potential case.
 - (b) Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

SAN FRANCISCO REDEVELOPMENT AGENCY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: March 11, 1997
TIME: 4:00 P.M.

A G E N D A

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1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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CONSENT AGENDA

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- (a) Approval of Minutes: February 18, 1997.
- (b) Awarding Demolition and Site Clearance Contract RP-4 to ICONCO, Inc. in an amount not to exceed \$63,800 for the demolition and site clearance of 240-242 Steuart Street; Rincon Point-South Beach. (Resolution No. 37-97)

Action taken: _____

REGULAR AGENDA

- (c) Presentation on the Agency's Audited Financial Statements for year ending June 30, 1996.
- (d) Recommending to the Board of Supervisors that it endorse the program and Main/Beale South design concept for a new Regional Bus Facility and request the Mayor to pursue implementation of the facility; Transbay Redevelopment Survey Area. (Resolution No. 38-97)

Action taken: _____

- (e) Interim Status Report on the Agency-funded Multimedia Study.
- (f) Consideration of a request for reinstatement of Exclusive Negotiations from Centris Investment Company in connection with the development of Parcel 714-A(2) (Myrtle Street site); Western Addition A-2.

Action taken: _____

- 4. Matters not appearing on Agenda
- 5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 6. Report of the President
- 7. Report of the Executive Director
- 8. Commissioners' Questions and Matters
- 9. Closed Session

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

- 10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
MARCH 18

THE NEXT REGULAR MEETING WILL BE HELD ON
MARCH 25, 1997

Prepared and mailed March 12, 1997

DOCUMENTS DEPT.

MAR 14 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE : 749-2454

DATE: March 25, 1997
TIME: 4:00 p.m.

DOCUMENTS DEPT.

MAR 21 1997

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TENTATIVE AGENDA

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- 1) Consideration of a request for reinstatement of Exclusive Negotiations from Centris Investment Company in connection with the development of Parcel 714-A(2) (Myrtle Street site); Western Addition A-2. (Continued from the meeting of March 11, 1997)
- 2) Authorizing travel for Martha Walters, Environmental Assessment Specialist, to Pittsburgh, Pennsylvania, April 5-9, 1997 to attend the Third Annual Industrial Site Recycling Conference at a cost not to exceed \$1,200.
- 3) Authorizing travel for Olson Lee, Housing Program Manager, to Washington, D.C., April 3-5, 1997, to attend the Association of Local Housing Finance Agencies Spring Conference at a cost not to exceed \$1,400.
- 4) Public Hearing and authorizing a Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779-B&C, bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2.
- 5) Conditionally approving the Schematic Design for Alamo Square, LLC development on Parcels 779-B&C, bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2.
- 6) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities on Parcels 779-B&C for redevelopment purposes in an amount not to exceed \$15,000,000; Western Addition A-2.

OVER

- 7) Authorizing a Third Amendment to the Disposition and Development Agreement with Armax International, Inc. for the purchase and development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.
- 8) Authorizing an expenditure of funds in an amount not to exceed \$114,000 to begin implementation of the tenant education and outreach program for tenants of at-risk developments as part of the Citywide Tax Increment Program.
- 9) Consideration of proposal by South Bayshore Community Development Corporation; South Bayshore Survey Area.
- 10) Closed Session

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

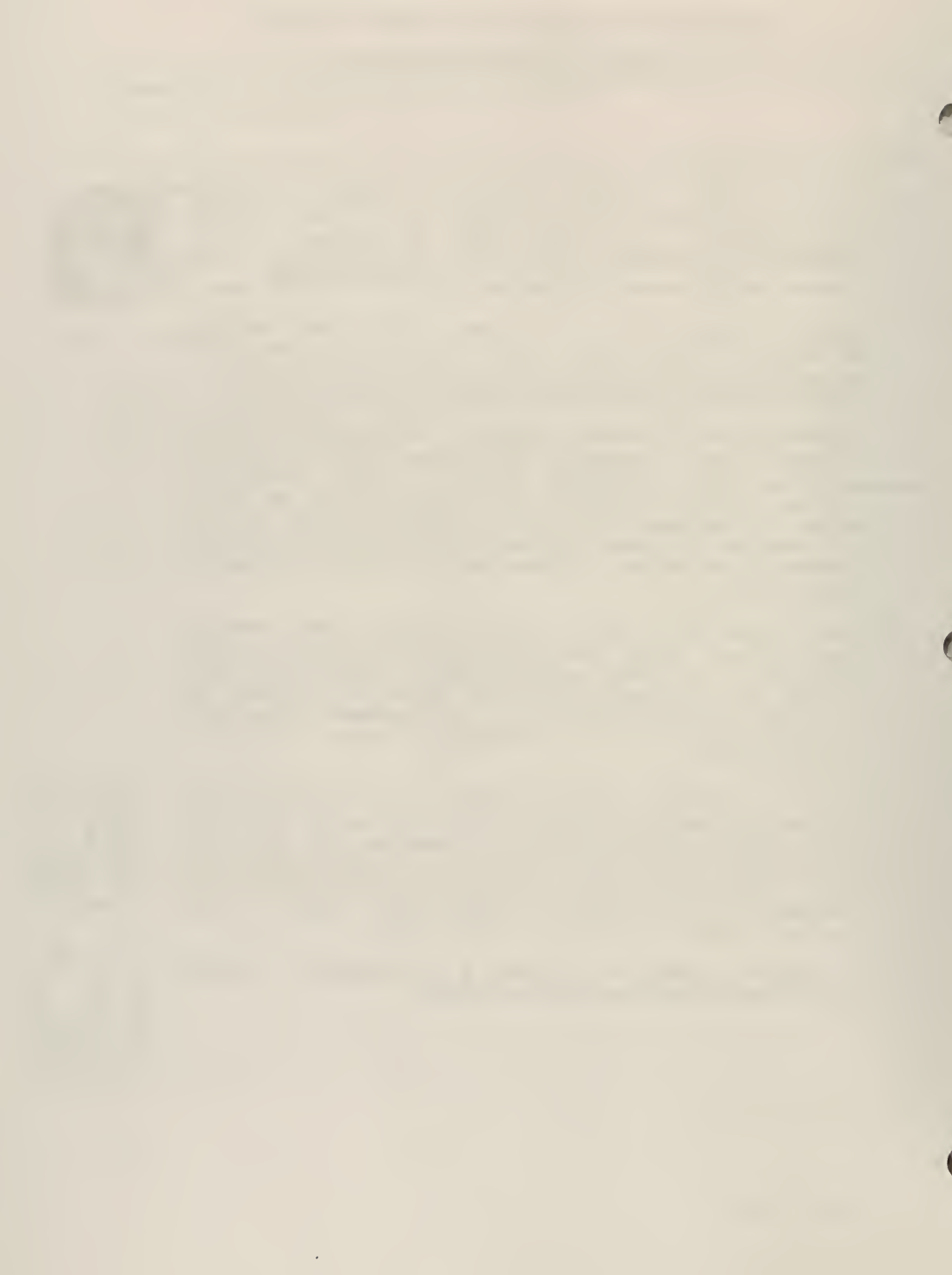
Prepared and mailed March 19, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: March 25, 1997
TIME: 4:00 P.M.

A G E N D A

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DOCUMENTS DEPT.

1. Recognition of a Quorum

MAR 24 1997 Fax Copy 3/21/97

2. Matters of Unfinished Business

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- (a) Consideration of a request for reinstatement of Exclusive Negotiations from Centris Investment Company in connection with the development of Parcel 714-A(2) (Myrtle Street site); Western Addition A-2. (Continued from the meeting of March 11, 1997)

Action taken: _____

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, February 25, March 4 and 11, 1997.
- (b) Authorizing travel for Martha Walters, Environmental Assessment Specialist, to Pittsburgh, Pennsylvania, April 5-9, 1997 to attend the Third Annual Industrial Site Recycling Conference at a cost not to exceed \$1,200. (Resolution No. 39-97)
- (c) Authorizing travel for Olson Lee, Housing Program Manager, to Washington, D.C., April 3-5, 1997, to attend the Association of Local Housing Finance Agencies Spring Conference at a cost not to exceed \$1,400. (Resolution No. 40-97)

Action taken: _____

REGULAR AGENDA

- (d) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcels 779-B & C; Western Addition A-2

Authorizing a Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779-B&C, bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2. (Resolution No. 41-97)

Action taken: _____

- (e) Conditionally approving the Schematic Design for Alamo Square, LLC development on Parcels 779-B&C, bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2. (Resolution No. 42-97)

Action taken: _____

- (f) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities on Parcels 779-B&C for redevelopment purposes in an amount not to exceed \$15,000,000; Western Addition A-2. (Resolution No. 43-97)

Action taken: _____

- (g) Authorizing a Third Amendment to the Disposition and Development Agreement with Armax International, Inc. for the purchase and development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 44-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session

Pursuant to Government Code Section 54956.9(a) to discuss with Legal Counsel pending litigation to which the Agency is a party. The name of the case is San Francisco Hispanic Chamber of Commerce, et al. v. John H. Kouba, et al. United States District Court for the Northern District of California. Case No. 96-0577 FMS.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE : 749-2454

DATE: April 2, 1997
TIME: 4:00 p.m.

DOCUMENTS DEPT.

TENTATIVE AGENDA

MAR 27 1997

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PLEASE NOTE THAT THIS MEETING WILL BE HELD ON WEDNESDAY, APRIL 2, 1997

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Second Amendment which revises the Schedule of Performance of the Disposition and Development Agreement with the Jewish Museum San Francisco for the purchase and development of Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.
- 2) Authorizing a Letter Agreement in the amount of \$200,000 for Fiscal Year 1996-97 with the Office of the Mayor for planning activities related to civilian reuse of Naval Station Treasure Island.
- 3) Presentation and approval of Jessie Square Schematic Design; Yerba Buena Center.
- 4) Consideration of an extension of Exclusive Negotiations with The Green Group for the purchase and development Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.
- 5) Authorizing a Personal Services Contract in an amount not to exceed \$80,000 to provide Environmental Consultant Services; South Bayshore Redevelopment Survey Area.
- 6) Workshop on Housing Preservation Liaison.
- 7) Commending and expressing appreciation to Clifford W. Graves for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco.
- 8) Closed Session

Prepared and mailed March 26, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749 2464

DATE: April 2, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE THAT THIS MEETING WILL BE
HELD ON WEDNESDAY, APRIL 2, 1997

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

MAR 28 1997

SAN FRANCISCO
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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment which revises the Schedule of Performance of the Disposition and Development Agreement with the Jewish Museum San Francisco for the purchase and development of Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 45-97)

Action taken: _____

REGULAR AGENDA

- (b) Approving the Schematic Design for Jessie Square located on a portion of Central Block 1 bounded by Mission Street, St. Patrick's Church, the future Jewish Museum (Jessie Street Substation Building) and the future Mexican Museum; Yerba Buena Center. (Resolution No. 46-97)

Action taken: _____

- (c) Consideration of an extension of Exclusive Negotiations with The Green Group, Inc. for the purchase and development Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center.

Action taken: _____

- (d) Authorizing a Personal Services Contract with Geomatrix in an amount not to exceed \$80,000 to provide Environmental Consultant Services; South Bayshore Redevelopment Survey Area. (Resolution No. 48-97)

Action taken: _____

- (e) Workshop on Tenant Education and Outreach Program.
- (f) Commending and expressing appreciation to Clifford W. Graves for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 49-97)

Action taken: _____

- 4. Matters not appearing on Agenda
- 5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 6. Report of the President
- 7. Report of the Executive Director
- 8. Commissioners' Questions and Matters
- 9. Closed Session
- 10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE : 749-2454

DATE: April 8, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public Hearing and authorizing a Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C&F located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. **(Staff will recommend this item be continued).**
- 2) Requesting the Board of Supervisors to amend the boundary of the Northeastern Waterfront Survey Area for the purpose of adding Parcels 15 and 25 of Block 3774; Rincon Point-South Beach.
- 3) Authorizing award of a Contract for construction of the Children's Garden on CB-3; Yerba Buena Center.
- 4) Workshop on Agency-funded Employment Development Programs.
- 5) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. The properties are located at 1401 Fillmore Street and 1430 Turk Street and the entity the Agency may negotiate with is the Fillmore Center Apartments, LLC.

Prepared and mailed April 2, 1997

DOCUMENTS DEPT.

APR 04 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
24 HOUR INFORMATION LINE: 749-2454

DATE: April 8, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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CONSENT AGENDA

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- (a) Approval of Minutes: Closed Session Meetings, January 28 and February 4, 1997.
- (b) Public Hearing and authorizing a Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C&F located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Staff will recommend this item be continued).

Action taken: _____

REGULAR AGENDA

- (c) Requesting the Board of Supervisors of the City and County of San Francisco to amend the Northeastern Waterfront Survey Area to add Lots 15 and 25, Assessor Block 3774, 250 Brannan Street and 41 Federal Street, to said Survey Area; Rincon Point-South Beach. (Resolution No. 51-97)

Action taken: _____

- (d) Awarding the Children's Center Gardens Construction Contract to Dennis J. Amoroso Co. in an amount not to exceed \$9,256,000 for the construction of the Yerba Buena Gardens Children's Center Garden; Yerba Buena Center. (Resolution No. 52-97)

Action taken: _____

- (e) Workshop on Agency-funded Employment Development Programs.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. The properties are located at 1401 Fillmore Street and 1430 Turk Street and the entity the Agency may negotiate with is the Fillmore Center Apartments, LLC.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
APRIL 15, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON
APRIL 22, 1997

Prepared and mailed April 9, 1997

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APR 11 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 22, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing travel for Byron Rhett, Senior Project Manager, and Art Hsin, Development Specialist, April 28-30, 1997, for a site visit to Visy Papers' new facility on Staten Island, New York, at a cost not to exceed \$3,500.
- 2) Authorizing a Letter Agreement in the amount of \$200,000 for Fiscal Year 1996-97 with the Office of the Mayor for planning activities related to Civilian Reuse of Naval Station Treasure Island.
- 3) Authorizing a Second Amendment to Housing Opportunities for Persons with AIDS Capital Loan Agreement with Maitri AIDS Hospice in an amount not to exceed \$833,000 related to the rehabilitation of property located at 401 Duboce Street.
- 4) Workshop on proposed new design for the housing project on Site I-1 (Oriental Warehouse) located at Brannan and Delancey Streets; Rincon Point-South Beach.
- 5) Commending and expressing appreciation to Robert T. Gamble for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco.
- 6) Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms. The property is located at the northwest corner of Van Ness Avenue and Myrtle Street (Parcel 714-A(2)) in the Western Addition A-2 and the entity the Agency may negotiate with is Centris Investment Company.

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APR 17 1997

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- (b) Pursuant to Government Code Section 54956.9(b), Conference with Legal Counsel regarding significant exposure to litigation -- one potential case.
 - (c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers, Local 21.
-

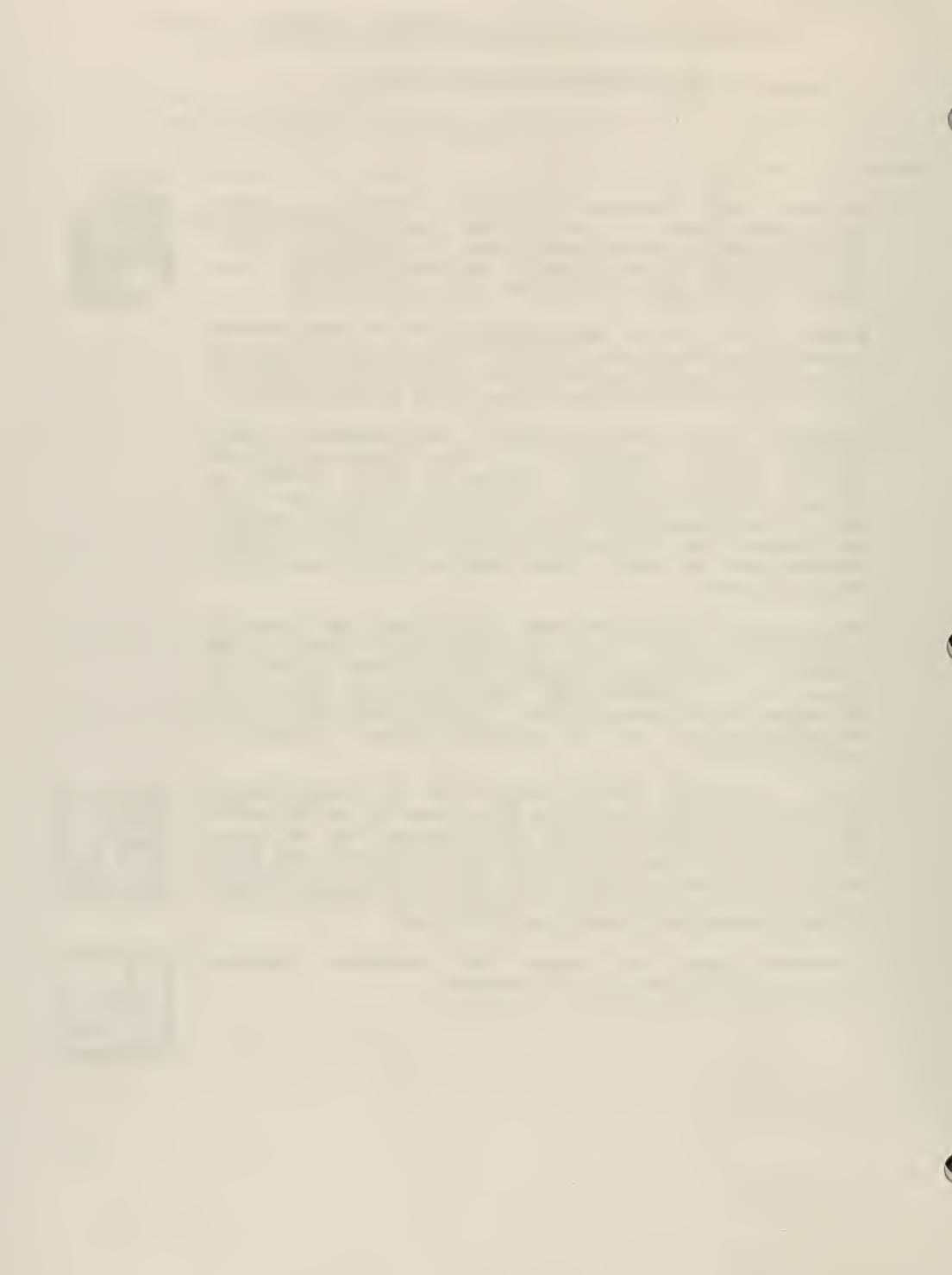
Prepared and mailed April 16, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 22, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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SAN FRANCISCO *4/18/97*
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CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meetings, March 25, April 2 and 8, 1997; Closed Session Meetings, February 11, 18 and 25 and March 4, 1997.
- (b) Authorizing travel for Byron Rhett, Senior Project Manager, Hunters Point Shipyard, and Art Hsin, Economic Development Specialist, April 28 to May 1, 1997, to Staten Island, New York, at a cost not to exceed \$5,000. (Resolution No. 55-97)
- (c) Authorizing travel for Byron Rhett, Senior Project Manager, Hunters Point Shipyard, and Barbara Amato, Development Specialist, May 1-2, 1997, to St. Louis, Missouri, to attend the Urban Land Institute Conference, at a cost not to exceed \$3,000. (Resolution No. 56-97)

Action taken: _____

REGULAR AGENDA

- (d) Commending and expressing appreciation to Robert T. Gamble for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 57-97)

Action taken: _____

- (e) Authorizing a Letter Agreement in the amount of \$200,000 for Fiscal Year 1996-97 with the Office of the Mayor for planning activities related to Civilian Reuse of Naval Station Treasure Island. (Resolution No. 58-97)

Action taken: _____

- (f) Authorizing a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Maitri AIDS Hospice in an amount not to exceed \$833,000 related to the development of a residential care facility at 401 Duboce Street. (Resolution No. 59-97)

Action taken: _____

- (g) Workshop on proposed new design for the housing project on Site I-1 (Oriental Warehouse) located at Brannan and Delancey Streets; Rincon Point-South Beach.

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters

9. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms. The property is located at the northwest corner of Van Ness Avenue and Myrtle Street (Parcel 714-A(2)) in the Western Addition A-2 and the entity the Agency may negotiate with is Centris Investment Company.
- (b) Pursuant to Government Code Section 54956.9(b), Conference with Legal Counsel regarding significant exposure to litigation -- one potential case.
- (c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers, Local 21.

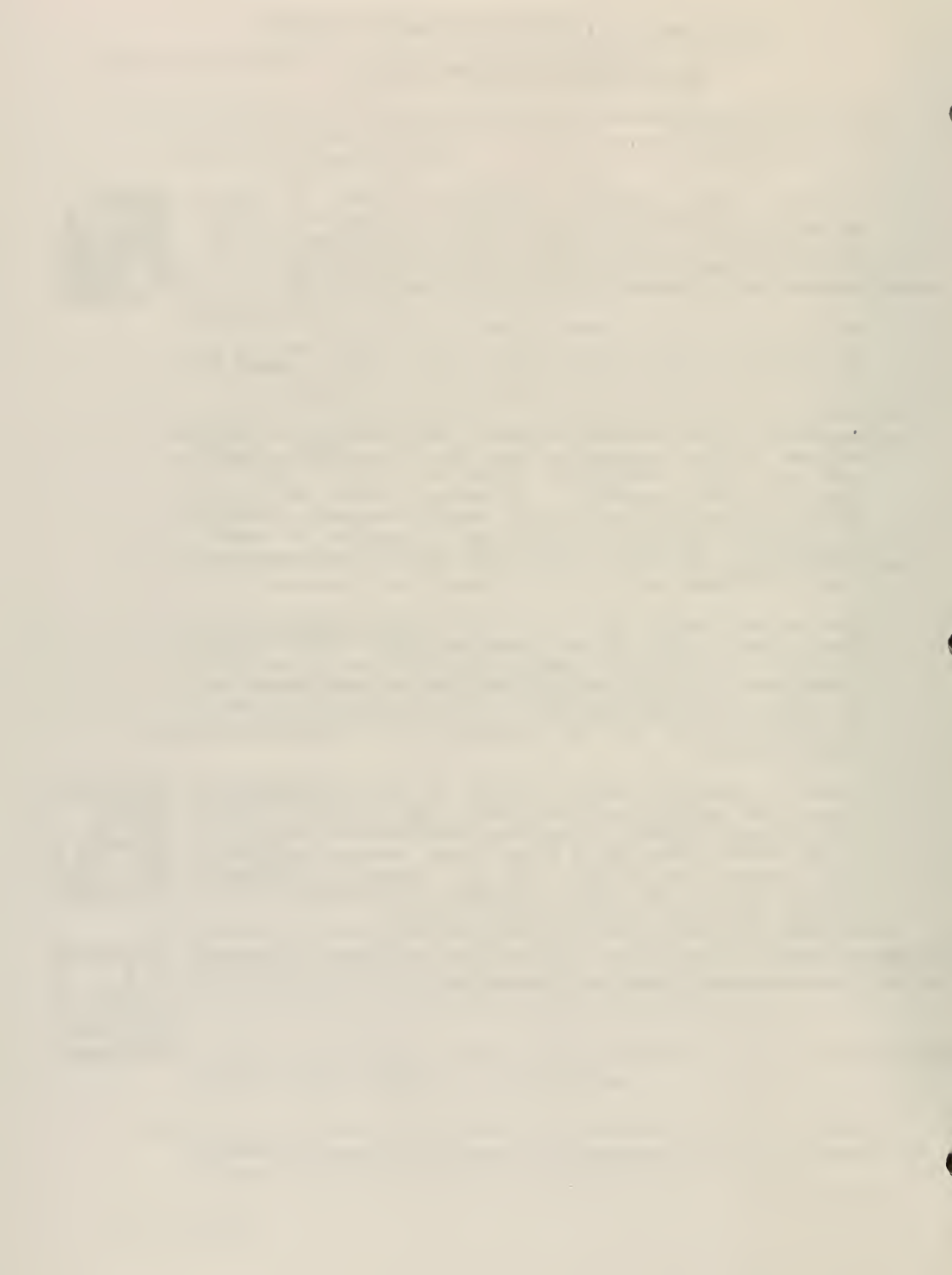
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

APR 24 1997

DATE: April 29, 1997
TIME: 4:00 p.m.

SAN FRANCISCO
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TENTATIVE AGENDA

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- 1) Public Hearing and authorizing an assignment of the Land Disposition Agreement interest of SNH San Francisco, LLC to SLT Realty Limited Partnership and authorizing a Third Amendment to the Land Disposition Agreement with respect to Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.
- 2) Authorizing a Second Amendment to Housing Opportunities for Persons with AIDS Capital Loan Agreement in an amount not to exceed \$200,000 with Peter Claver Community, Inc. in conjunction with the rehabilitation of 1340 Golden Gate Avenue.
- 3) Authorizing a First Amendment to the Consultant Contract with Keyser Marston Associates for Redevelopment Plan Adoption Services for an amount not to exceed \$54,000; Transbay Redevelopment Survey Area.
- 4) Authorizing a First Amendment to the Consultant Contract with Simon, Martin-Vegue, Winkelstein, Moris to perform Urban Design Services for an amount not to exceed \$83,000; Transbay Redevelopment Survey Area.
- 5) Resolution relating to possible reimbursement of certain expenditures from the proceeds of Tax-Exempt financing in an amount not to exceed \$15,000,000 made and/or to be made in connection with the construction of certain capital improvements and infrastructure and related costs within or of benefit to the Rincon Point-South Beach Redevelopment Project Area related to the construction of the San Francisco Giants' Ballpark at China Basin. This action does not constitute a commitment to issue debt or to reimburse; Rincon Point-South Beach.

OVER

- 6) Authorizing submission of a Construction Loan Application to the California Department of Boating and Waterways Small Craft Harbor Loan Program for a loan in the amount of \$9,000,000 for the development of an expansion project for South Beach Harbor including a parking garage, maritime-use building and a commercial utility boat dock on the north side of Pier 40; Rincon Point-South Beach.
- 7) Status report on the Lower Fillmore Revitalization Project; Western Addition A-2.
- 8) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. The property is located at the southeasterly corner of Third and Mission Streets (Parcel EB-2A) and the entity the Agency may negotiate with is the Green Group, Inc.

Prepared and mailed April 23, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at Naval Station Treasure Island San Francisco at the Casa De La Vista, Building #271, Avenue of the Palms. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 29, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

APR 25 1997

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REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in an assignment of the Land Disposition Agreement for the parcel located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

Authorizing the assignment of the Agreement for Disposition of Land for Private Development by SNH, San Francisco, LLC, to SLT Realty Limited Partnership in connection with the purchase and development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 60-97)

Action taken: _____

- (b) Authorizing a Third Amendment of the Agreement for Disposition of Land for Private Development with SLT Realty Limited Partnership in connection with the purchase and development of Parcel EB-2C located at the northeasterly corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 61-97)

Action taken: _____

- (c) Authorizing a Second Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement in an amount not to exceed \$200,000 with Peter Claver Community, Inc. in conjunction with the rehabilitation of 1340 Golden Gate Avenue. (Resolution No. 62-97)

Action taken: _____

48534

- APR. 23, 1997 10:11 AM
- (d) Authorizing a First Amendment to the Personal Services Contract with Loyoco J. Forsten Associates, Inc. for Redevelopment Plan Adoption Services, in an amount not to exceed \$54,000; Transbay Redevelopment Survey Area. (Resolution No. 63-97)

Action taken: _____

- (e) Authorizing a First Amendment to the Personal Services Contract with Simon, Martin-Vegue, Winkelstein and Morris to perform Urban Design Services, in an amount not to exceed \$83,000; Transbay Redevelopment Survey Area. (Resolution No. 64-97)

Action taken: _____

- (f) Resolution relating to possible reimbursement of certain expenditures from the proceeds of Tax-Exempt financing in an amount not to exceed \$15,000,000 made and/or to be made in connection with the construction of certain capital improvements and infrastructure and related costs within or of benefit to the Rincon Point-South Beach Redevelopment Project Area related to the construction of the San Francisco Giants' Ballpark at China Basin. This action does not constitute a commitment to issue debt or to reimburse; Rincon Point-South Beach. (Resolution No. 65-97)

Action taken: _____

- (g) Authorizing submission of a Construction Loan Application in an amount not to exceed \$9 million to the California Department of Boating and Waterways for harbor related facilities as an expansion of the South Beach Harbor Project; Rincon Point-South Beach. (Resolution No. 66-97)

Action taken: _____

- (h) Status report on the Lower Fillmore Revitalization Project; Western Addition A-2. (Staff recommends a postponement of this item pending further review)

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters

Vol. 100, Part 1, 1970
Published by the Royal Anthropological Institute of Great Britain and Ireland
London: Taylor & Francis Ltd., 1970
Pp. 1-100

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9. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southeasterly corner of Third and Mission Streets (Parcel EB-2A) and the entity the Agency may negotiate with is the Green Group, Inc.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 6, 1997
TIME: 4:00 p.m.
DOCUMENTS DEPT.

MAY 01 1997

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TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a First Amendment to the Personal Services Contract with Keyser Marston Associates, Inc. for Redevelopment Plan Adoption Services, in an amount not to exceed \$49,000; Transbay Redevelopment Survey Area. (Continued from the meeting of April 29, 1997)
- 2) Authorizing a First Amendment to the Personal Services Contract with Simon, Martin-Vegue, Winkelstein and Moris to perform Urban Design Services, in an amount not to exceed \$28,000; Transbay Redevelopment Survey Area. (Continued from the meeting of April 29, 1997)
- 3) Authorizing an in-lieu fee for affordable housing component for Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.
- 4) Authorizing a Personal Services Contract in an amount not to exceed \$37,000 with Laurie R. Friedman to prepare an Earthquake Preparedness Program for the South of Market Redevelopment Project Area.
- 5) Recommending that the Board of Supervisors find that the Election Procedures were followed and confirm the elected Project Area Committee Members; South of Market.
- 6) Workshop on the Hunters Point Shipyard.
- 7) Closed Session

PLEASE NOTE:

There will be a Special Meeting called for Thursday, May 8, 1997 at 1:30 p.m. for the purpose of holding a Joint Meeting with the City Planning Commission to consider and take action on the following: Finding and Certifying the Final Environmental Impact Statement/Report for the San Francisco Federal Building is adequate and objective and complies with the California Environmental Quality Act. The meeting will be held at 401 Van Ness Avenue in the Board of Supervisors' Legislative Chambers, Room 404.

Prepared and mailed April 30, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 6, 1997

TIME: 4:00 P.M.

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5/2/97

A G E N D A

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1. Recognition of a Quorum

2. Matters of Unfinished Business

- (a) Authorizing a First Amendment to the Personal Services Contract with Keyser Marston Associates, Inc. for Redevelopment Plan Adoption Services, in an amount not to exceed \$49,000; Transbay Redevelopment Survey Area. (Continued from the meeting of April 29, 1997) (Resolution No. 63-97)

Action taken: _____

- (b) Authorizing a First Amendment to the Personal Services Contract with Simon, Martin-Vegue, Winkelstein and Moris to perform Urban Design Services, in an amount not to exceed \$28,000; Transbay Redevelopment Survey Area. (Continued from the meeting of April 29, 1997) (Resolution No. 64-97)

Action taken: _____

3. Matters of New Business

REGULAR AGENDA

- (a) Authorizing acceptance of an in-lieu fee for the affordable housing component of a proposed development on Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2. (Resolution No. 67-97)

Action taken: _____

- (b) Recommending that the Board of Supervisors find that the Election Procedures were followed and confirm the elected Project Area Committee Members; South of Market. (Resolution No. 68-97)

Action taken: _____

(c) Workshop on the Hunters Point Shipyard.

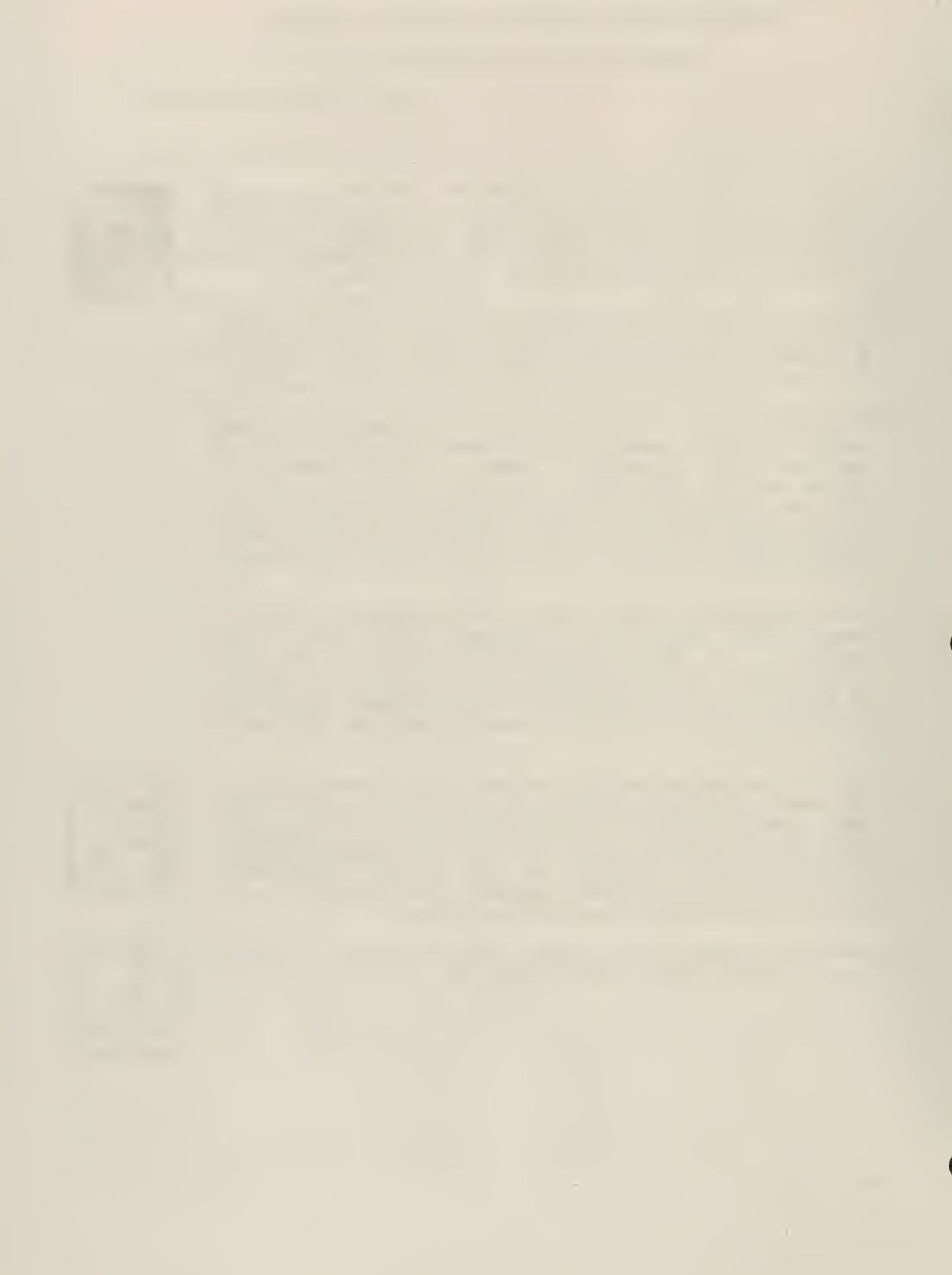
- 4.** Matters not appearing on Agenda
- 5.** Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 6.** Report of the President
- 7.** Report of the Executive Director
- 8.** Commissioners' Questions and Matters
- 9.** Closed Session
- 10.** Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 13, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Commending and expressing appreciation to Jon Henry Kouba for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.
- 2) Authorizing an Interim Project Budget of \$114,164 to implement a Tenant Education and Outreach Program for residents of housing developments with expiring Section 8 contracts; Citywide Tax Increment Housing Program.
- 3) Authorizing a Personal Services Contract in an amount not to exceed \$37,000 with Laurie R. Friedman to prepare an Earthquake Preparedness Program for the South of Market Redevelopment Project Area.
- 4) Consideration of Termination of Exclusive Negotiations with the Green Group, Inc. regarding Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.
- 5) Closed Session

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Prepared and mailed May 8, 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 13, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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REGULAR AGENDA

- (a) Commending and expressing appreciation to Jon Henry Kouba for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 70-97)

Action taken: _____

- (b) Authorizing an Interim Project Budget of \$114,164 to implement a Tenant Education and Outreach Program for residents of housing developments with expiring Section 8 contracts; Citywide Tax Increment Housing Program. (Resolution No. 71-97)

Action taken: _____

- (c) Authorizing a Personal Services Contract in an amount not to exceed \$37,000 with Laurie R. Friedman to prepare an Earthquake Preparedness Program for the South of Market Redevelopment Project Area. (Resolution No. 72-97)

Action taken: _____

- (d) Authorizing the termination of Exclusive Negotiations with the Green Group, Inc. in connection with the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 73-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 20, 1997
TIME: 4:00 P.M.

A G E N D A

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PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

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1. Recognition of a Quorum
2. Matters of Unfinished Business

MAY 19 1997

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5/12/97

- (a) Authorizing the termination of Exclusive Negotiations with the Green Group, Inc. in connection with the purchase and development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 73-97) (Continued from the meeting of May 13, 1997)

Action taken: _____

3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: April 22, 29 and May 6, 1997.
- (b) Public Hearing and authorizing a Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C&F located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Continued from the meeting of April 8, 1997) (Staff will recommend this item be rescheduled)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a Personal Services Contract in the amount of \$50,000 with the Metropolitan Fresh Start House of the Metropolitan Church of Christ, as fiscal agent for the San Francisco 1997 Juneteenth Festival Festival; Western Addition A-2. (Resolution No. 74-97)

Action taken: _____

- (d) Authorizing a Personal Services Contract with the Chinese New Year Festival Committee of the Chinese Chamber of Commerce of San Francisco in an amount not to exceed \$69,600 for coordination of a weekly Chinese Culture Event Series in Chinatown from June 1, 1997 to November 30, 1997 as part of the Approved Chinatown Economic Development Program. (Resolution No. 75-97)

Action taken: _____

- (e) Authorizing a Personal Services Contract with Michael Willis & Associates, Architects, in an amount not to exceed \$597,000 for the preparation of a Revitalization Concept Plan; Proposed Bayview Hunters Point Redevelopment Project Area. (Resolution No. 76-97)

Action taken: _____

- (f) Authorizing a Second Amendment to the Turner Construction Company contract in an amount not to exceed \$434,000 for Construction Management Services for the construction of the Children's Center on Central Block 3; Yerba Buena Center. (Resolution No. 77-97)

Action taken: _____

- (g) Authorizing a Fourth Amendment to the Landscape Architectural Agreement with M. Paul Friedberg and Partners in an amount not to exceed \$74,000 for the Children's Center Gardens on Central Block 3; Yerba Buena Center. (Resolution No. 78-97)

Action taken: _____

- (h) Authorizing a First Amendment to a Personal Services Contract with Market Street Association in an amount not to exceed \$10,000 for Consultant Services; Mid-Market Redevelopment Survey Area. (Resolution No. 79-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's Real Property Negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

(a) 601 Van Ness Avenue with Opera Plaza, a California Limited Partnership.

(b) 1430 Turk Street and 1401 Fillmore Street with Fillmore Center Apartments, LCC.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 27, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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MAY 27 1997

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REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in a Temporary Exemption for the proposed Hunters Point Shipyard Redevelopment Plan from the Requirements of the California Environmental Quality Act.

Approving a Temporary Exemption for the proposed Hunters Point Shipyard Redevelopment Plan from the Requirements of the California Environmental Quality Act. (Resolution No. 80-97)

Action taken: _____

- (b) Public Hearing to a head all persons interested in Granting variances for 246 Second Street, Yerba Buena Center.

Granting a variance and conditionally approving the Schematic Design Drawings with Sorg Properties, LLC, (246 Second Street Associates, LLC) for 55 residential condominium units located at 246 Second Street between Folsom and Howard Streets; Yerba Buena Center. (It will be recommended that this item be continued to June 10, 1997)

Action taken: _____

- (c) Authorizing an Owner Participation Agreement with Sorg Properties, LLC, with respect to the property located at 246 Second Street, Yerba Buena Center. (It will be recommended that this item be continued to June 10, 1997)

Action taken: _____

- (d) Approving the Proposed Budget for the Period July 1, 1997 through June 30, 1998 and authorizing the Executive Director to submit the budget as modified by the Mayor to the Board of Supervisors of the City and County of San Francisco.
(Resolution No. 81-97)

Action taken: _____

- (e) Authorizing a Loan Agreement with Glide Community Development, Inc., not to exceed \$275,375, for the development of nonprofit owned and operated low income housing for homeless, very low income individuals and families with problems which include HIV/AIDS, Chronic Substance Abuse, and mental illness, at 333 Taylor Street, as part of the Citywide Tax Increment Housing Program.
(Resolution No. 82-97)

Action taken: _____

- (f) Authorizing a \$247,791 Housing Opportunities for Persons with AIDS Supportive Services Agreement with Maitri for its residential care facility at 401 Duboce Street.
(Resolution No. 83-97)

Action taken: _____

- (g) Workshop on Agency policy regarding non-discrimination in benefits on the basis of Domestic Partner or Marital Status.

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
JUNE 3, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON
JUNE 10, 1997

Prepared and mailed May 28, 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

JUN 06 1997

DATE: June 10, 1997
TIME: 4:00 p.m.

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TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public Hearing granting a variance and conditionally approving the Schematic Drawings with Sorg Properties, LLC (246 Second Street Associates, LLC) for 55 residential condominium units located at 246 Second Street located between Folsom and Howard Streets; Yerba Buena Center. **(Continued from the meeting of May 27, 1997) (Staff will recommend this item be removed from the agenda)**
- 2) Authorizing an Owner Participation Agreement with Sorg Properties, LLC with respect to property located at 246 Second Street; Yerba Buena Center. **(Continued from the meeting of May 27, 1997) (Staff will recommend this item be removed from the agenda)**
- 3) Authorizing a Housing Opportunities for Persons with AIDS Technical Assistance Agreement with the Corporation for Supportive Housing in an amount not to exceed \$200,799.
- 4) Authorizing Exclusive Negotiations with Jewish Family and Children's Services for the purchase and development of Parcel 724-A(1) with frontage on Webster and O'Farrell Streets; Western Addition A-2.
- 5) Authorizing a First Amendment to a Personal Services Contract with Keyser Marston Associates, Inc. for Redevelopment Plan Adoption services in an amount not to exceed \$205,940 for the proposed Bayview Hunters Point Redevelopment Project Area; Bayshore Survey Area.
- 6) Authorizing a Letter Agreement for consultant services in the amount of \$22,500 between the Treasure Island Development Authority and the Redevelopment Agency.

OVER

7) Authorizing Execution of a Lease with Opera Plaza, a California Limited Partnership, for Office Space at 601 Van Ness Avenue.

8) Closed Session:

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property locations and the entities the Agency may negotiate with are:

(a) Pier 46B in Rincon Point-South Beach with China Basin Ballpark, LLC.

(b) Central Block 1 Office Building Site in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Millennium Partners/WDG Ventures, Inc.

Prepared and mailed June 4, 1997

PLEASE NOTE: THE REGULAR AGENCY MEETING OF JUNE 17, 1997 WILL BE HELD AT THE BAYVIEW OPERA HOUSE/RUTH WILLIAMS MEMORIAL THEATER LOCATED AT 4705 THIRD STREET, SAN FRANCISCO, CALIFORNIA, AT 4:00 P.M.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 10, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special Meetings, April 10 and 17 and May 8, 1997; Regular Meeting, May 13, 1997; Closed Session Meetings, April 8, 22 and 29 and May 20, 1997.
- (b) Public Hearing granting a variance and conditionally approving the Schematic Drawings with Sorg Properties, LLC (246 Second Street Associates, LLC) for 55 residential condominium units located at 246 Second Street located between Folsom and Howard Streets; Yerba Buena Center. (Continued from the meeting of May 27, 1997) (Staff will recommend this item be removed from the agenda)
- (c) Authorizing an Owner Participation Agreement with Sorg Properties, LLC with respect to property located at 246 Second Street; Yerba Buena Center. (Continued from the meeting of May 27, 1997) (Staff will recommend this item be removed from the agenda)

Action taken: _____

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REGULAR AGENDA

- (d) Authorizing a Housing Opportunities for Persons with AIDS Technical Assistance Agreement with the Corporation for Supportive Housing in an amount not to exceed \$200,799. (Resolution No. 84-97)

Action taken: _____

- (e) Authorizing Exclusive Negotiations with Jewish Family and Children's Services for the purchase and development of Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2. (Resolution No. 85-97)

Action taken: _____

- (f) Authorizing a First Amendment to a Personal Services Contract with Keyser Marston Associates, Inc. for Redevelopment Plan Adoption Services in an amount not to exceed \$205,940 for the proposed P... view Hunters Point Redevelopment Project Area; Bayshore Survey Area. (Resolution No. 86-97)

Action taken: _____

- (g) Authorizing a Letter Agreement in an amount not to exceed \$22,500 with the Mayor's Office at Treasure Island regarding environmental cleanup at Treasure Island. (Resolution No. 87-97)

Action taken: _____

- (h) Authorizing Execution of a Lease with Opera Plaza, a California Limited Partnership, for Office Space at 601 Van Ness Avenue. (Resolution No. 88-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) Pier 46B in Rincon Point-South Beach with China Basin Ballpark, LLC.
- (b) Central Block 1 Office Building Site in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Millennium Partners/WDG Ventures, Inc.

10. Adjournment

PLEASE NOTE: THE REGULAR AGENCY MEETING OF JUNE 17, 1997 WILL BE HELD AT THE BAYVIEW OPERA HOUSE/RUTH WILLIAMS MEMORIAL THEATER LOCATED AT 4705 THIRD STREET, SAN FRANCISCO, CALIFORNIA, AT 4:00 P.M.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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4. The meeting/hearing will be held at Center for the Arts at Yerba Buena Gardens, the Media Screening Room, 2nd Floor of the Galleries and Forum Building, 701 Mission Street, San Francisco. The nearest accessible BART Station is the Montgomery Street stop. Accessible MUNI Lines serving this location are: (a) on Market Street - 31 Balboa, 71 Noriega, 9 San Bruno; Muni Metro, which stops at Powell Street and Montgomery Street; (b) on Mission Street - 14 or 14L Mission. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the Yerba Buena Gardens Garage at Fifth and Mission Streets.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

BAYVIEW OPERA HOUSE/
RUTH WILLIAMS MEMORIAL THEATER
4705 THIRD STREET
SAN FRANCISCO, CALIFORNIA

DATE: June 17, 1997
TIME: 4:00 P.M.

PLEASE NOTE THAT THE REDEVELOPMENT AGENCY MEETING
WILL BE HELD AT THE BAYVIEW OPERA HOUSE/RUTH WILLIAMS
MEMORIAL THEATER, 4705 THIRD STREET,
SAN FRANCISCO, CALIFORNIA

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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JUN 13 1997

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CONSENT AGENDA

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- (a) Approval of Minutes: Regular Meetings, May 20 and 27, 1997.
- (b) Authorizing reimbursement of Deputy Executive Director, Finance and Deputy Executive Director, Program and Project Management applicants' travel expenses in a total amount not to exceed \$3,000. (Resolution No. 89-97)
- (c) Authorizing an amendment to Resolution No. 151-96 to add and delete certain Community Services Classifications. (Resolution No. 90-97)

Action taken: _____

REGULAR AGENDA

- (d) Authorizing a First Amendment to the Lease Agreement between the Navy and the Agency for Buildings No. 307 and No. 381 at the Hunters Point Shipyard and authorizing the Executive Director to enter into Subleases or Sublease Amendments pursuant to that Lease; Hunters Point Shipyard. (Resolution No. 91-97)

Action taken: _____

- (e) Public Hearing to hear all persons interested in the proposed Redevelopment Plan for Hunters Point Shipyard

Approving the proposed Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and recommending same to the Board of Supervisors of the City and County of San Francisco; Hunters Point Shipyard. (Resolution No. 92-97)

Action taken: _____

- (f) Approving the Re-entry Preference Program for the Hunters Point Shipyard Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Hunters Point Shipyard. (Resolution No. 93-97)

Action taken: _____

- (g) Approving the report on the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Hunters Point Shipyard. (Resolution No. 94-97)

Action taken: _____

- (h) Approving Minimum Property Standards for rehabilitation of the existing buildings to remain in the Hunters Point Shipyard and Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Hunters Point Shipyard. (Resolution No. 95-97)

Action taken: _____

- (i) Presentation by the Hunters Point Shipyard Citizens Advisory Committee on the proposed Redevelopment Plan for the Hunters Point Shipyard.

4. Matters not appearing on Agenda

5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 24, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

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JUN 24 1997

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6/21/97*

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REGULAR AGENDA

- (a) Authorizing the transfer of \$571,108, the balance of the Bayview Hunters Point Economic Development Loan Program, to the City and County of San Francisco, Mayor's Office of Community Development. (Resolution No. 101-97)

Action taken: _____

- (b) Authorizing the execution of Loan Documents with Agonifer Shiferaw, Sole Proprietor of Rasselas Jazz Club and Restaurant, for a loan in an amount not to exceed \$737,000 for tenant improvements, equipment and related expenses to establish Rasselas Jazz Club and Restaurant at 1534-40 Fillmore Street in connection with the Lower Fillmore Revitalization Project; Western Addition A-2. (Resolution No. 102-97)

Action taken: _____

- (c) Public Hearing to hear all persons interested in the sale of land at 1272 South Van Ness Avenue.

Authorizing the sale of land at 1272 South Van Ness Avenue (near 24th Street) to Habitat for Humanity San Francisco; Non-Redevelopment Area/Agency Housing Program. (Resolution No. 103-97)

Action taken: _____

- (d) Public Hearing to hear all persons interested in an Amendment to the Redevelopment Plan; Rincon Point-South Beach.

Approving an Amendment to the Redevelopment Plan for the Rincon Point-South Beach Project Area and recommending same to the Board of Supervisors of the City and County of San Francisco in connection with the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach. (Resolution No. 104-97)

Action taken: _____

- (e) Approving an Amendment to the Design for Development for the Rincon Point-South Beach Project Area in connection with the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach. (Resolution No. 105-97)

Action taken: _____

- (f) Approving an Addendum to the Report on the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors in connection with the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach. (Resolution No.106-97)

Action taken: _____

- (g) Approving the Basic Concept Design for the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach. (Resolution No. 107-97)

Action taken: _____

- (h) Authorizing an Owner Participation Agreement with Bayview Inn Partners, LLC, for the development of Site D located at the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach. (Resolution No. 108-97)

Action taken: _____

- (i) Authorizing the Executive Director to submit an amended Construction Loan Application in an amount not to exceed \$9 million to the California Department of Boating and Waterways for Harbor related facilities as an expansion of the South Beach Harbor Project; Rincon Point-South Beach. (Resolution No. 109-97)

Action taken: _____

- (j) Authorizing a revised Third Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in connection with the development of Site DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point. (Resolution No.110-97)

Action taken: _____

- (k) Authorizing a Third Amendment to the Land Disposition Agreement with the San Francisco Housing Development Corporation in connection with the development of Site DD-2 located on the south side of Hudson Street at Whitney Young Circle; Hunters Point. (Resolution No. 111-97)

Action taken: _____

- (l) Authorizing a Fourth Amendment to the Land Disposition Agreement with Housing Conservation and Development Corporation to provide additional funds not to exceed \$350,000 for the development of Site HH-1; Candlestick View; Citywide Tax Increment Housing Program. (Resolution No. 112-97)

Action taken: _____

- (m) Conditionally approving the Master Plan of the Basilica Limited Liability Company for the development of the Holy Cross Church Site located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition A-2. (Resolution No. 113-97))

Action taken: _____

- (n) Conditionally approving the Schematic Design for the Basilica Limited Liability Company Development Phase 1 of the Holy Cross Church Site located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition A-2. (Resolution No. 114-97)

Action taken: _____

- (o) Authorizing an Owner Participation Agreement with Basilica Limited Liability Company for the development of the Holy Cross Church Site located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition A-2. (Resolution No. 115-97)

Action taken: _____

- (p) Workshop on Mission Bay.

- (q) Declaring official intent to reimburse certain expenditures from the proceeds of tax-exempt financing in an amount not to exceed \$40,000,000 made and/or to be made in connection with the construction and renovation of certain capital improvements and infrastructure and related costs within or of benefit to the Proposed Mission Bay Redevelopment Project Area. (Resolution No. 116-97)

Action taken: _____

- (r) Requesting the Board of Supervisors of the City and County of San Francisco to adopt a resolution establishing a Survey Area to permit the Redevelopment Agency to determine whether the exercise of its powers is appropriate to assist in the redevelopment of a 238-acre portion of Mission Bay South of the China Basin Channel; Proposed Mission Bay South Redevelopment Survey Area. (Resolution No. 117-97)

Action taken: _____

- (s) Authorizing a Letter Agreement for Legal Services with the City Attorney's Office of the City and County of San Francisco in an amount not to exceed \$253,783.75 for work related to the Proposed Mission Bay South Redevelopment Survey Area. (Resolution No. 118-97)

Action taken: _____

- (t) Authorizing a Letter Agreement for Planning Services with the Planning Department of the City and County of San Francisco in an amount not to exceed \$184,572 for work related to the Proposed Mission Bay South Redevelopment Survey Area. (Resolution No. 119-97)

Action taken: _____

- (u) Authorizing a Letter Agreement for Real Estate Services with the Real Estate Department of the City and County of San Francisco in an amount not to exceed \$140,000 for work related to the proposed Mission Bay South Redevelopment Survey Area. (Resolution No. 120-97)

Action taken: _____

- (v) Authorizing a Letter Agreement for Engineering Design Services with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$99,000 for work related to the proposed Mission Bay South Redevelopment Survey Area. (Resolution No. 121-97)

Action taken: _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

9. Closed Session

(i) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

(a) Pier 46B in Rincon Point-South Beach with China Basin Ballpark, LLC.

(b) Northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center with Griffin Related Properties V11.

(ii) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers Local 21.

10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 1, 1997
TIME: 4:00 P.M.

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Matters of Unfinished Business
3. Matters of New Business

DOCUMENTS DEPT.

JUL 03 1997

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REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in a Disposition and Development Agreement for the CB-1 Market Street Parcel; Yerba Buena Center

Authorizing a Disposition and Development Agreement with CB-1 Entertainment Partners, L.P., for the CB-1 Market Street Parcel (located on the south side of Market Street east of the Marriott Hotel) and the CB-1 Connector Site (located along the eastern boundary of the Marriott Hotel from Market Street to Mission Streets); Yerba Buena Center. (Resolution No. 122-97)

Action taken: _____

- (b) Authorizing an Operating Agreement for the Yerba Buena Gardens' Youth Arts and Education Center, Children's Gardens Programming and Carousel with Yerba Buena Gardens Studio for Technology and the Arts; Yerba Buena Center. (Resolution No. 123-97)

Action taken: _____

- (c) Requesting the Public Transportation Commission of the City and County of San Francisco to consider the recommendations proposed by the San Francisco Municipal Railway for alignment, design, and station locations, for the Third Street Light Rail Project, with certain modifications as the project affects, or may affect, Redevelopment Survey Areas. (Resolution No. 124-97)

Action taken: _____

- (d) Authorizing a Contract with Ella Hill Hutch Community Center to provide Employment Development Services to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area in an amount not to exceed \$273,000 for the period July 1, 1997 through June 30, 1998; Western Addition A-2. (Resolution No. 125-97)

Action taken: _____

- (e) Authorizing a Contract with Young Community Developers, Inc. to provide Employment Development Services to low and moderate income residents of the Hunters Point Redevelopment Project Area in an amount not to exceed \$207,000 for the period July 1, 1997 through June 30, 1998; Hunters Point. (Resolution No. 126-97)

Action taken: _____

- (f) Authorizing a Contract with Mission Hiring Hall, Inc. to provide Employment Development Services to low and moderate income residents of the South of Market Redevelopment Project Area in an amount not to exceed \$227,000 for the period July 1, 1997 through June 30, 1998; South of Market. (Resolution No. 127-97)

Action taken: _____

- (g) Authorizing a Contract with Urban Economic Development Corporation to provide Business Technical Assistance and Loan Packaging Services to businesses located in the Western Addition A-2 and India Basin Industrial Park Redevelopment Project Areas for an amount not to exceed \$185,000 for the period July 1, 1997 through June 30, 1998; Western Addition A-2. and India Basin. (Resolution No. 128-97)

Action taken: _____

- (h) Authorizing a Contract with San Francisco Renaissance to provide Entrepreneurial Training Services to low and moderate income residents of All Redevelopment Project Area in an amount not to exceed \$50,000 for the period July 1, 1997 through June 30, 1998; All Redevelopment Project Areas. (Resolution No. 129-97)

Action taken: _____

- (i) Authorizing a Personal Services Contract in an amount not to exceed \$200,000 with the San Francisco Housing Development Corporation for Housing Development, Assistance and Counseling Services; Western Addition A-2 and Hunters Point. (Resolution No. 130-97)

Action taken: _____

- (j) Authorizing an increase of \$1,371,883 for a total amount not to exceed \$2,156,312 in funding commitments to Asian Neighborhood Design, Inc. for preconstruction and development expenses in connection with Minna Park Family Apartments, 26 units of low income rental housing at 529 and 539 Minna Street; South of Market. (Resolution No. 131-97)

Action taken: _____

- (k) Authorizing the Executive Director to apply for, accept, and administer up to \$1,030,000 in grants from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons with AIDS Special Projects of National Significance Program. (Resolution No. 132-97)

Action taken. _____

4. Matters not appearing on Agenda
5. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Closed Session
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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JUL 14 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 15, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a Second Amendment to the United Public Employees Local 790 Memorandum of Agreement to extend the term through August 31, 1997.
- 2) Authorizing the reallocation of \$36,000 from the Chinatown Economic Development Fund's Long Range Planning Line Item to the Administrative Line Item and a Personal Services Contract with the Chinatown Economic Development Group in an amount not to exceed \$72,000 to provide Administrative Services in support of the implementation of the Chinatown Economic Development Plan for the period August 1, 1997 to July 31, 1998.
- 3) Authorizing a First Amendment to Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$36,666 with Dolores Street Community Services Hope Housing Program – Richard M. Cohen Residence at 220 Dolores Street.
- 4) Closed Session

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers, Local 21.

Prepared and mailed July 10, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 15, 1997
TIME: 4:00 P.M.

A G E N D A

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

DOCUMENTS DEPT.

JUL 14 1997

SAN FRANCISCO
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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, June 10, 17 and 24; Closed Session Meeting, June 10, 1997.
- (b) Authorizing a Second Amendment to the United Public Employees Local 790 Memorandum of Agreement to extend the term through August 31, 1997. (Resolution No. 133-97)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing the reallocation of \$36,000 from the Chinatown Economic Development Fund's Long Range Planning Line Item to the Administrative Line Item and a Personal Services Contract with the Chinatown Economic Development Group in an amount not to exceed \$72,000 to provide Administrative Services in support of the implementation of the Chinatown Economic Development Plan for the period August 1, 1997 to July 31, 1998. (Resolution No. 134-97)

Action taken: _____

- (d) Authorizing a First Amendment to Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$36,666 with Dolores Street Community Services Hope Housing Program – Richard M. Cohen Residence at 220 Dolores Street.(Resolution No. 135-97)

Action taken: _____

- (e) Informational Workshop on Mission Bay conceptual framework for a proposal for the Catellus Development portion of the South of Channel Redevelopment Plan Area.

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers, Local 21.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 22, 1997
TIME: 4:00 p.m.
DOCUMENTS DEPT.

TENTATIVE AGENDA

JUL 18 1997

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing the negotiation and execution of leases for 1401 and 1425 Fillmore Street with Fillmore Apartments, LLC in connection with the Lower Fillmore Commercial Revitalization Program; Western Addition A-2.
- 2) Authorizing a First Amendment to a Personal Services Contract with Seifel Associates in an amount not to exceed \$11,200 for services related to the Federal Office Building Redevelopment Project Area.
- 3) Authorizing execution of an Owner Participation Agreement with China Basin Ballpark Company, LLC and an Intercreditor Agreement in connection with the development of PacBell Park; Rincon Point-South Beach.
- 4) Approving Schematic Design Plans by China Basin Ballpark Company, LLC in connection with the development of PacBell Park; Rincon Point-South Beach.
- 5) Public Hearing and authorizing a Disposition and Development Agreement with Centris Investment Company, Inc. for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.
- 6) Conditionally approving the Schematic Design for Centris Investment Company, Inc. development on Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-1.
- 7) Public Hearing and authorizing a Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C&F (1881 Bush Street) located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Continued from the meetings of April 8 and May 20, 1997)

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- 8) Conditionally approving the Basic Concept Design for the Japanese American Religious Federation Assisted Living Facility, Inc. development of Parcels 674-C&F (1881 Bush Street) located at the southeast corner of Bush and Laguna Streets; Western Addition A-2.
 - 9) Authorizing a Personal Services Contract with South of Market Foundation in an amount not to exceed \$203,000 to provide Business Development Services from July 1, 1997 to June 30, 1998; South of Market.
 - 10) Authorizing an Agreement for Working Capital Funding of \$592,000 and Operation of the Childcare and Development Facilities at Yerba Buena Gardens with South of Market Day Care Center, Inc.; Yerba Buena Center.
 - 11) Authorizing a First Amendment to Program Administration Agreement between the Redevelopment Agency and the Housing Authority of the City and County of San Francisco as part of the Housing Opportunities for Persons with AIDS Program.
 - 12) Closed Session:
-

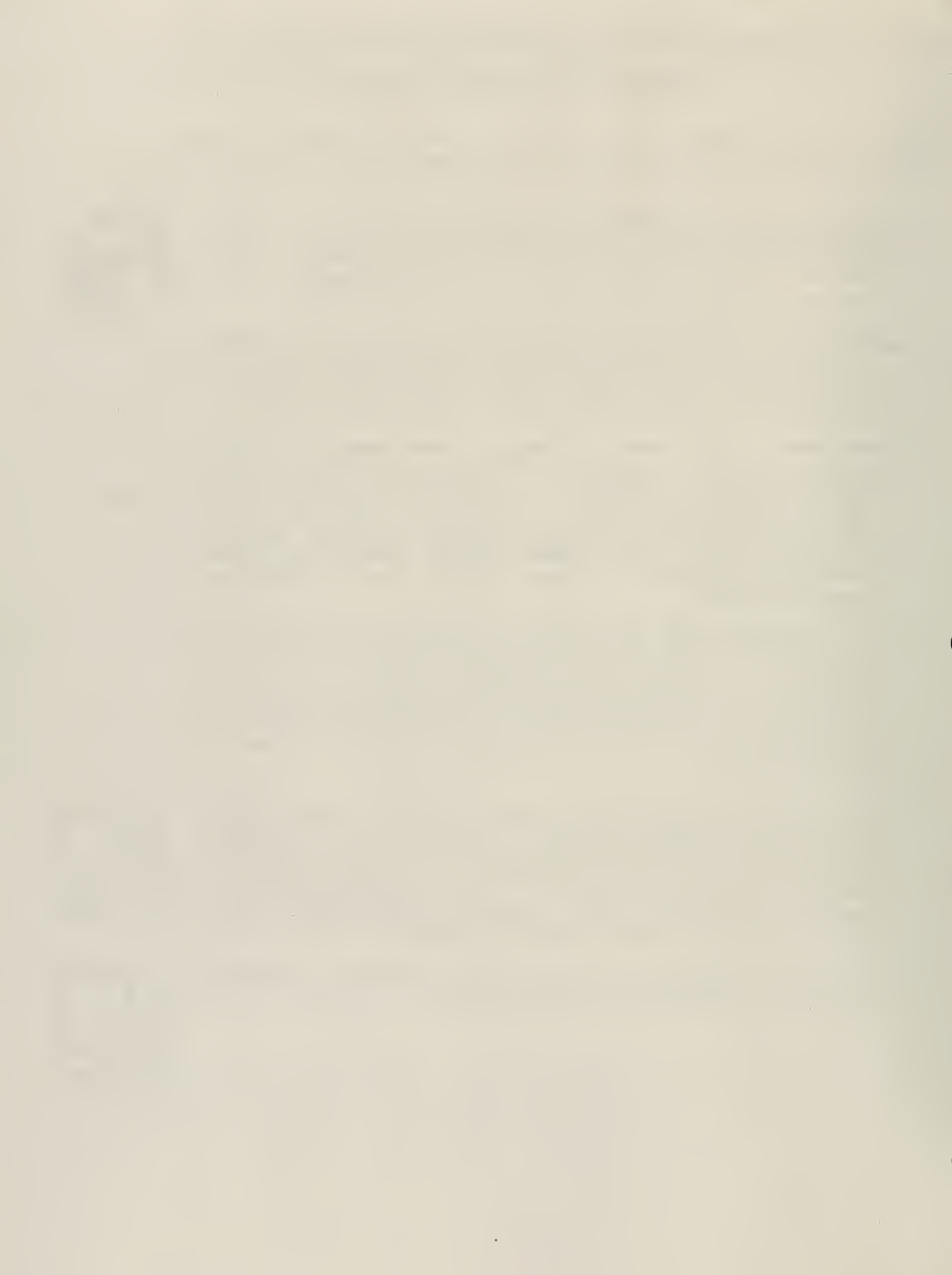
Prepared and mailed July 16, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 22, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

DOCUMENTS DEPT.

JUL 21 1997

SAN FRANCISCO
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CONSENT AGENDA

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- (a) Void.
- (b) Authorizing a First Amendment to a Personal Services Contract with Seifel Associates in an amount not to exceed \$11,200 for services related to the Federal Office Building Redevelopment Project Area. (Resolution No. 137-97)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing execution of an Owner Participation Agreement and certain related documents between China Basin Ballpark Company, LLC and the Redevelopment Agency of the City and County of San Francisco; Rincon Point-South Beach. (Resolution No. 138-97)

Action taken: _____

- (d) Approving the Schematic Design by China Basin Ballpark Company, LLC for the development of a Ballpark (Pacific Bell Park) on the site bounded by King, Second and Third Streets and the China Basin Channel; Rincon Point-South Beach. (Resolution No. 139-97)

Action taken: _____

- (e) Authorizing an Agreement for Working Capital Funding of \$592,000 and Operation of the Childcare Center at Yerba Buena Gardens with South of Market Day Care, Inc.; Yerba Buena Center. (Resolution No. 140-97)

Action taken: _____

- (f) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcel 714-A(2); Western Addition A-2

Authorizing a Disposition and Development Agreement with Centris Investment Company, Inc. for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2. (Resolution No. 141-97)

Action taken: _____

- (g) Conditionally approving the Schematic Design for Centris Investment Company, Inc. development on Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2. (Resolution No. 142-97)

Action taken: _____

- (h) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcels 674 C&F; Western Addition A-2.

Authorizing a Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674 C&F (1881 Bush Street) located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Continued from the meetings of April 8 and May 20, 1997). (Resolution No. 143-97)

Action taken: _____

- (i) Conditionally approving the Basic Concept Design for the Japanese American Religious Federation Assisted Living Facility, Inc. for the development of Parcels 674 C&F (1881 Bush Street) located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 144-97)

Action taken: _____

- (j) Authorizing a Contract with South of Market Foundation to provide Business Technical Assistance and Loan Packaging Services to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$203,000 for the period July 1, 1997 through June 30, 1998. (South of Market. (Resolution No. 145-97)

Action taken: _____

- (k) Authorizing a First Amendment to the Program Administration Agreement between the Redevelopment Agency and the Housing Authority of the City and County of San Francisco in an amount not to exceed \$680,442 as part of the Housing Opportunities for Persons with AIDS Program. (Resolution No. 146-97)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Pursuant to Government Code Section 54957: Appointment of Deputy Executive Director, Finance.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

JUL 25 1997

SAN FRANCISCO
PUBLIC LIBRARY

DATE: July 29, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Commending and expressing appreciation to Leola Gillies upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco.
- 2) Authorizing the negotiation and execution of leases for 1401 and 1425 Fillmore Street with Fillmore Apartments, LLC in connection with the Lower Fillmore Commercial Revitalization Program; Western Addition A-2.
- 3) Authorizing a First Amendment to the Personal Services Contract with Katz Hollis which increases the amount payable by \$49,000 and expands the Scope of Services; Mid-Market.
- 4) Approving a policy for Project Area Committees.
- 5) Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the northwest corner of 7th and Mission Streets and the entities the Agency may negotiate with are: S.Y. Investment Company, Inc. and the U.S. General Services Administration.
 - (b) Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation:
 - 1) San Francisco Redevelopment Agency vs. Walker et al Superior Court No. 980818.
 - 2) San Francisco Redevelopment Agency vs. Bank of America Superior Court No. 968484.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 29, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

DOCUMENTS DEPT.

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132 posted
7/25/97*
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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting, July 1, 1997.
- (b) Authorizing tuition payment and travel expenses not to exceed \$2,000 for Walter Yanagita, Senior Architect, to enroll in the University of Southern California, School of Architecture's 1997 Program of Short Courses in Historic Preservation. (Resolution No. 148-97)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing the negotiation and execution of leases for 1401 and 1425 Fillmore Street with Fillmore Apartments, LLC in connection with the Lower Fillmore Commercial Revitalization Program; Western Addition A-2. (Resolution No. 149-97)

Action taken: _____

- (d) Approving a policy for staffing of Project Area Committees. (Resolution No. 150-97)

Action taken: _____

- (e) Amending the Agency's Budget for the period July 1, 1997 to June 30, 1998 by increasing the Rincon Point-South Beach Program by \$15,000,000 to finance certain public improvements pursuant to the Owner Participation Agreement for the Giants' Baseball Park; Rincon Point-South Beach. (Resolution No. 151-97)

Action taken: _____

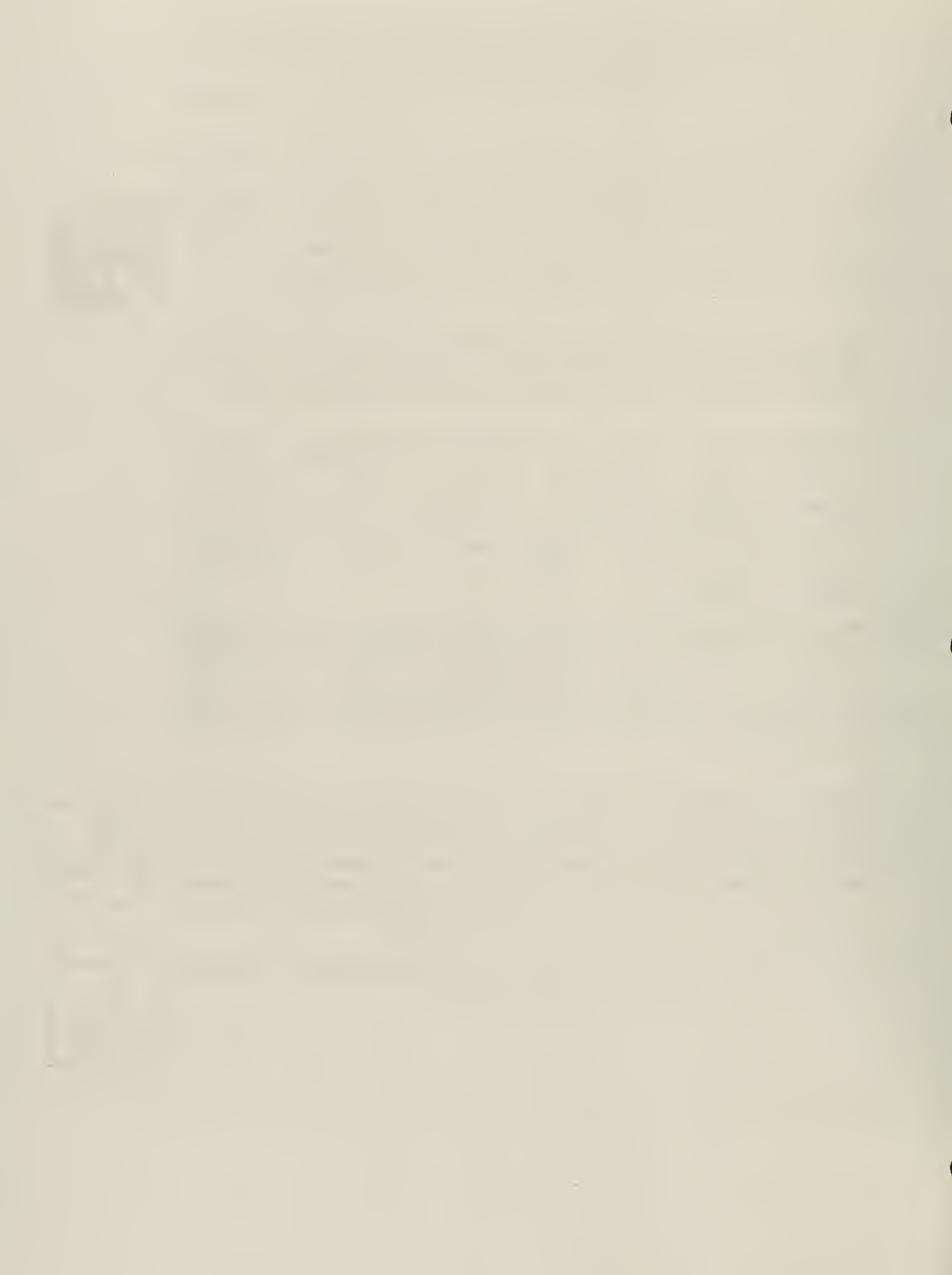
5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the northwest corner of 7th and Mission Streets and the entities the Agency may negotiate with are: S.Y. Investment Company, Inc. and the U.S. General Services Administration.
 - (b) Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation:
 - 1) San Francisco Redevelopment Agency vs. Walker et al Superior Court No. 980818.
 - 2) San Francisco Redevelopment Agency vs. Bank of America Superior Court No. 968484.
 - (c) Pursuant to Government Code Section 54957: Appointment of Deputy Executive Director, Program and Project Management.
 - (d) Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of one potential case.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

AUG 08 1997

SAN FRANCISCO
PUBLIC LIBRARY

DATE: August 12, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public Hearing and authorizing a First Amendment, which revises Improvements and Permitted Uses; Additional Terms, Covenants and Conditions and Schedule of Performance of the Disposition and Development Agreement with Alamo Square, LLC in connection with the purchase and development of Parcels 779B&C bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2. **(Staff recommends this item be continued to the meeting of August 19, 1997)**
- 2) Commending and expressing appreciation to Leola Gillies upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco.
- 3) Authorizing an expenditure of \$58,200 for audit of the Agency's Financial Statements by Williams, Adley & Company.
- 4) Public hearing and approving the Redevelopment Plan for the Federal Office Building Redevelopment Project Area and the Fiscal Merger with the Embarcadero-Lower Market and South of Market Earthquake Recovery Redevelopment Project Areas and recommending their adoption to the Board of Supervisors of the City and County of San Francisco.
- 5) Public Hearing and approving an amendment to the Embarcadero-Lower Market Redevelopment Plan to fiscally merge with the proposed Federal Office Building Redevelopment Project Area and recommending its adoption to the Board of Supervisors of the City and County of San Francisco.
- 6) Public Hearing and approving an amendment to the South of Market Earthquake Recovery Redevelopment Plan to fiscally merge with the proposed Federal Office Building Redevelopment Project Area and recommending its adoption to the Board of Supervisors of the City and County of San Francisco.

OVER

- 7) Approving the report on the Redevelopment Plan for the Federal Office Redevelopment Project Area and the fiscal merger with the Embarcadero-Lower Market and South of Market Earthquake Recovery Redevelopment Project Areas and authorizing its transmittal to the Board of Supervisors of the City and County of San Francisco
 - 8) Approving the Design for Development for the Federal Office Building Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors of the City and County of San Francisco.
 - 9) Approving a Delegation Agreement between the Agency and the San Francisco Department of City Planning with respect to the Federal Office Building Redevelopment Plan.
 - 10) Approving the Re-entry Preference Program for the Federal Office Building Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors of the City and County of San Francisco for its information.
 - 11) Authorizing a Third Amendment to a Loan Agreement and Promissory Note with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.
 - 12) Authorizing a Second Amendment to a Grant and Regulatory Agreement with Housing Development and Neighborhood Preservation Corporation in an amount not to exceed \$755,600 in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.
 - 13) Closed Session:
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northwest corner of Third and Mission Streets (East Block 1) in Yerba Buena Center and the entity Agency may negotiate with is Griffin Related Properties VII.
 - (b) Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation: San Francisco Redevelopment Agency vs. Walker et al Superior Court No. 980818.
-

Prepared and mailed August 7, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 12, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

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AUG 10 1997

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting, July 15, 1997.

Action taken: _____

REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in a First Amendment to the Disposition and Development Agreement for the purchase and development of Parcels 779B&C; Western Addition A-2.

Authorizing a First Amendment, which revises Improvements and Permitted Uses; Additional Terms, Covenants and Conditions and Schedule of Performance of the Disposition and Development Agreement with Alamo Square, LLC in connection with the purchase and development of Parcels 779B&C bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2. (Staff recommends this item be continued to the meeting of August 19, 1997)

Action taken: _____

- (c) Commending and expressing appreciation to Leola Gillies upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 153-97)

Action taken: _____

- (d) Authorizing the expenditure of \$58,200 for the performance of the audit of the Agency's Financial Statements as of June 30, 1997, under the three-year contract with KMPG Peat Marwick, LLP and Williams, Adley & Company, LLP. (Resolution No. 154-97)

Action taken: _____

- (e) Public Hearing to hear all persons interested in approval of the Redevelopment Plan for the Federal Office Building Redevelopment Project Area and the Fiscal Merger with the Embarcadero-Lower Market and South of Market Earthquake Recovery Redevelopment Project Areas

Approving the Redevelopment Plan for the Federal Office Building Redevelopment Project Area and the Fiscal Merger with the Embarcadero-Lower Market and South of Market Earthquake Recovery Redevelopment Project Areas and recommending their adoption to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 155-97)

Action taken: _____

- (f) Public Hearing to hear all persons interested in an Amendment to Embarcadero-Lower Market Redevelopment Plan

Approving an amendment to the Embarcadero-Lower Market Redevelopment Plan to fiscally merge with the proposed Federal Office Building Redevelopment Project Area and recommending its adoption to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 156-97)

Action taken: _____

- (g) Public Hearing to hear all persons interested in an Amendment to the South of Market Earthquake Recovery Redevelopment Plan

Approving an amendment to the South of Market Earthquake Recovery Redevelopment Plan to fiscally merge with the proposed Federal Office Building Redevelopment Project Area and recommending its adoption to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 157-97)

Action taken: _____

- (h) Approving the report on the Redevelopment Plan for the Federal Office Building Redevelopment Project Area and the fiscal merger with the Embarcadero-Lower Market and South of Market Earthquake Recovery Redevelopment Project Areas and authorizing its transmittal to the Board of Supervisors. (Resolution No. 158-97)

Action taken: _____

- (i) Approving the Design for Development for the Federal Office Building Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors and to the City Planning Commission. (Resolution No. 159-97)

Action taken: _____

- (j) Approving a Delegation Agreement between the Agency and the San Francisco Department of City Planning with respect to the Federal Office Building Redevelopment Plan. (Resolution No. 160-97)

Action taken: _____

- (k) Approving the Re-entry Preference Program for the Federal Office Building Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information. (Resolution No. 161-97)

Action taken: _____

- (l) Authorizing a Third Amendment to a Loan Agreement and Promissory Note with Housing Development and Neighborhood Preservation Corporation in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 162-97)

Action taken: _____

- (m) Authorizing a Second Amendment to a Grant and Regulatory Agreement with Housing Development and Neighborhood Preservation Corporation in an amount not to exceed \$755,600 in connection with the development of 101 Valencia Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 163-97)

Action taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

- (a) Statement in connection with settlement of San Francisco Hispanic Chamber of Commerce v. Kouba.

9. Commissioners' Questions and Matters

10. Closed Session

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets (East Block 1) and the entity the Agency may negotiate with is Griffin Related Properties VII.
- (b) Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation: San Francisco Redevelopment Agency vs. Walker et al Superior Court No. 980818.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 19, 1997
TIME: 4:30 p.m.

**PLEASE NOTE THAT THE MEETING WILL
START AT 4:30 P.M.**

DOCUMENTS DEPT.

AUG 15 1997

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TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public Hearing and authorizing a First Amendment, which revises Improvements and Permitted Uses; Additional Terms, Covenants and Conditions and Schedule of Performance of the Disposition and Development Agreement with Alamo Square, LLC in connection with the purchase and development of Parcels 779B&C bounded by McAllister, Fulton, Steiner and Fillmore Streets; Western Addition A-2. (Continued from the meeting of August 12, 1997)
- 2) Authorizing travel for Martha Walters, Environmental Assessment Specialist, to Kansas City, MO, September 2-5, 1997, to attend the US EPA's National Brownfields Conference.
- 3) Authorizing a First Amendment to the Personal Services Contract with Young Community Developers establishing performance goals and waiving a specific conflict of interest; Hunters Point.
- 4) Authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$27,000 to operate a comprehensive street cleaning business venture from September 1, 1997 through November 30, 1997 as part of the Chinatown Economic Development Plan.
- 5) Authorizing an Operating Agreement for Working Capital Funding of \$592,000 and operation of the Child Care Center at Yerba Buena Gardens with South of Market Child Care, Inc.; Yerba Buena Center. (Continued from the meeting of July 22, 1997)
- 6) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program in an amount not to exceed \$292,510
- 7) Closed Session

Prepared and mailed August 14, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

AUG 15 1997

DATE: August 19, 1997
TIME: 4:30 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

**PLEASE NOTE THAT THE MEETING WILL
START AT 4:30 P.M.**

AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
 - (a) Public Hearing to hear all persons interested in a First Amendment to the Disposition and Development Agreement for the purchase and development of Parcels 779B&C; Western Addition A-2.

Authorizing a First Amendment to the Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779B&C bounded by Fillmore, Fulton, Steiner and McAllister Streets; Western Addition A-2. (Resolution No. 164-97)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:



- (a) Authorizing travel for Martha Walters, Environmental Assessment Specialist, to Kansas City, MO, September 2-5, 1997, to attend the US EPA's National Brownfields Conference. (Resolution No. 165-97)

Action taken: _____

REGULAR AGENDA

- (b) Authorizing a First Amendment to the Personal Services Contract with Young Community Developers, dated July 1, 1997, to establish performance goals and waive a specific conflict of interest for the period July 11, 1997 through December 31, 1997; Hunters Point. (Resolution No. 166-97)

Action taken: _____

- (c) Authorizing the transfer of \$27,000 from the Chinatown Economic Development Fund's Marketing Budget to the Aesthetics Budget and authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$27,000 to operate a Comprehensive Street Cleaning Business Venture from September 1, 1997 through November 30, 1997 as part of the Chinatown Economic Development Program. (Resolution No. 167-97)

Action taken: _____

- (d) Authorizing an Agreement for Working Capital Funding of \$592,000 and operation of the Child Care Center at Yerba Buena Gardens with South of Market Child Care, Inc.; Yerba Buena Center. (Resolution No. 168-97)

Action taken: _____

- (e) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program in an amount not to exceed \$292,510. (Resolution No. 169-97)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of an potential case.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

AUG 22 1997

SAN FRANCISCO
PUBLIC LIBRARY

DATE: August 26, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public Hearing and authorizing a First Amendment to the Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779B&C bounded by Fillmore, Fulton, Steiner and McAllister Streets; Western Addition A-2. (Continued from the meetings of August 12 and 19, 1997)
 - 2) Commending and expressing appreciation to Wes Willoughby.
 - 3) Conditionally approving the schematic design and authorizing an Owner Participation Agreement with Espavi-McAllister Associates ("Saarman") for the construction of a 3-story building located at 679 McAllister Street; Western Addition A-2.
 - 4) Authorizing a Third Amendment to the Predevelopment Loan Agreement with San Francisco Housing Development Corporation for Parcel 1100-T, Bell Mews Development, which will permit loan to be used for purchaser mortgages; Western Addition A-2.
 - 5) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at the northwest corner of Beale and Bryant Streets for redevelopment purposes in an amount not to exceed \$16,000,000; Rincon Point-South Beach.
 - 6) Closed Session:
-

Prepared and mailed August 20, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 26, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in a First Amendment to the Disposition and Development Agreement for the purchase and development of Parcels 779B&C; Western Addition A-2.

DOCUMENTS DEPT.
AUG 25 1997 *For copy 1st Posted*
SAN FRANCISCO *8/22/97*
PUBLIC LIBRARY *82*

Authorizing a First Amendment to the Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779B&C bounded by Fillmore, Fulton, Steiner and McAllister Streets; Western Addition A-2. (Continued from the meetings of August 12 and 19, 1997) (Resolution No. 164-97)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special Meeting, June 26, 1997.

Action taken: _____

REGULAR AGENDA

- (b) Commending and expressing appreciation to Wes Willoughby. (Resolution No. 170-97)

Action taken: _____

- (c) Authorizing an Owner Participation Agreement with Espavi-McAllister Associates for the construction of a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2. (Resolution No. 171-97)

Action taken: _____

- (d) Conditionally approving the Schematic Design of Espavi-McAllister Associates for a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2. (Resolution No. 172-97)

Action taken: _____

- (e) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at the northwest corner of Beale and Bryant Streets for redevelopment purposes in an amount not to exceed \$16,000,000; Rincon Point-South Beach. (Resolution No. 173-97)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

AUG 29 1997

SAN FRANCISCO
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*File copy 1st
posted 8/27/97*

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
SEPTEMBER 2, 1997

THE NEXT REGULAR MEETING WILL BE HELD ON
SEPTEMBER 9, 1997

Prepared and mailed August 27, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 9, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a First Amendment to the Personal Services Contract with Geomatrix Consultants, Inc., in an amount not to exceed \$15,000 for Professional Environmental Consultant Services as part of the Phase One Regional Site Assessment Work for the Brownfields Pilot Project; Bayview Hunters Point Survey Area.
- 2) Approving Agency policy to prohibit discrimination in benefits by Agency contractors based upon a person's domestic partner or marital status.
- 3) Approving various amendments to the Agency's Personnel Policy to provide for such non-discrimination within the Agency.
- 4) Closed Session:

Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – anticipated litigation – two potential cases.

Prepared and mailed September 3, 1997

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SEP 04 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 9, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, July 22 and 29, August 12, 19 and 26, 1997; Closed Session Meetings, June 24, July 15, 22, 29 and 31, August 12 and 19, 1997.

Action taken: _____

REGULAR AGENDA

- (b) Authorizing a First Amendment to the Personal Services Contract with Geomatrix Consultants, Inc., in an amount not to exceed \$15,000, for Professional Environmental Consultant Services as part of the Phase One Regional Site Assessment Work for the Brownfields Pilot Project; Bayview Hunters Point Survey Area. (Resolution No. 174-97)

Action taken: _____

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- (c) Approving a Non-discrimination in Contracts and Equal Benefits Policy.
(Resolution No. 175-97)

Action taken: _____

- (d) Approving amendments to the Agency Personnel Policy regarding non-discrimination on domestic partner status. (Resolution No. 176-97)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
 - (a) Statement in connection with settlement of San Francisco Hispanic Chamber of Commerce v. Kouba.
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – anticipated litigation – two potential cases.
 - (b) Pursuant to Government Code Section 54957 on personnel with respect to performance review of Executive Director.
 - (c) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers Local 21.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SEP 19 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 23, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public Hearing and authorizing a First Amendment to the Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779B&C bounded by Fillmore, Fulton, Steiner and McAllister Streets; Western Addition A-2. (Continued from the meetings of August 12, 19 and 26, 1997).
- 2) Authorizing a First Amendment to the Personal Services Contract with Transition Development Corporation extending the time of performance for 60 days; Hunters Point Shipyard.
- 3) Removing members of the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.
- 4) Authorizing a Third Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21.
- 5) Authorizing execution of a renegotiated Memorandum of Agreement with United Public Employees Local 790 for the period July 1, 1997 through June 30, 2000.
- 6) Establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other matters.
- 7) Public Hearing and authorizing a Second Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the Development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach.
- 8) Approving amendments to the Design for Development for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the developments of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach.

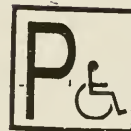
- 9) Granting a variance to the Design for Development for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach.
- 10) Conditionally approving the Basic Concept Drawings for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach.
- 11) Authorizing an Owner Participation Agreement with Monahan-Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center.
- 12) Authorizing the Executive Director to exercise the Agency's Right of First Refusal to purchase 15 Progress Street from the estate of Janis Walker; Hunters Point Affordable Housing Program.
- 13) Authorizing a Funding Commitment not to exceed \$300,000 with Dolores Street Community Services for acquisition and predevelopment expenses associated with 214 Dolores Street; Citywide Tax Increment Housing Program.
- 14) Authorizing a Personal Services Contract with the Market Street Association to staff the Mid-Market Project Area Committee in an amount not to exceed \$50,150 to provide administrative support, outreach and other related services; Mid-Market Survey Area.
- 15) Closed Session

Prepared and mailed September 17, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 23, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
 - (a) Public Hearing to hear all persons interested in a First Amendment to the Disposition and Development Agreement for the purchase and development of Parcels 779B&C; Western Addition A-2.

Fax copy 1st posted 9/19/97
DOCUMENTS DEPT. *SL*

SEP 22 1997

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Authorizing a First Amendment to the Disposition and Development Agreement with Alamo Square, LLC for the purchase and development of Parcels 779B&C bounded by Fillmore, Fulton, Steiner and McAllister Streets; Western Addition A-2. (Continued from the meetings of August 12, 19, and 26, 1997) (Resolution No. 164-97)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Personal Services Contract with Transition Development Corporation extending the time of performance for 60 days; Hunters Point Shipyard. (Resolution No. 178-97)

Action taken: _____

REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in:
- 1) Amendment to the Design for Development;
 - 2) Variance to the Design for Development;
 - 3) the Basic Concept Design and
 - 4) a second amendment to the Combined Land Disposition/
Owner Participation Agreement with Oriental
Warehouse Associates and Reliance Oriental Warehouse,
Inc. regarding the Development of Sites I-1 and I-3
(Oriental Warehouse) located at the southwest corner
of Delancey and Brannan Streets. Rincon Point-South Beach.
- (b-1) Approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area which modifies the bulk limit requirement for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the developments of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 179-97)
- Action taken:** _____
- (b-2) Granting a variance to the parking requirements of the Design for Development for the Rincon Point-South Beach Redevelopment Project Area for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 180-97)
- Action taken:** _____
- (b-3) Conditionally approving the Basic Concept Drawings for the proposed 356 unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 181-97)
- Action taken:** _____
- (b-4) Authorizing a Second Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the Development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 182-97)
- Action taken:** _____
- (c) Authorizing an Owner Participation Agreement with Monahan-Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center. (Resolution No. 183-97)

Action taken: _____

- (d) Authorizing the Executive Director to exercise the Agency's Right of First Refusal to purchase 15 Progress Street from the estate of Janis Walker and to expend an amount not to exceed \$155,000 in connection with the purchase and preparation for resale; Hunters Point Affordable Housing Program. (Resolution No. 184-97)

Action taken: _____

- (e) Authorizing a Loan Agreement in an amount not to exceed \$300,000 with Dolores Street Community Services for predevelopment expenses associated with 214 Dolores Street; Citywide Tax Increment Affordable Housing Program. (Resolution No. 185-97)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
 - (a) Statement in connection with settlement of San Francisco Hispanic Chamber of Commerce v. Kouba.
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code Section 54957 on personnel with respect to performance review of Executive Director.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

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770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

SEP 29 1997

SAN FRANCISCO
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DATE: September 30, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Removing certain members of the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach
- 2) Approving former Executive Director Edward Helfeld's request to serve as a Pro Bono Consultant to the California Historical Society; Yerba Buena Center.
- 3) Public Hearing and approving an amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and recommending same to the Board of Supervisors of the City and County of San Francisco; Rincon Point-South Beach.
- 4) Approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach.
- 5) Approving an Addendum to the Report on the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Rincon Point-South Beach.
- 6) Authorizing an Owner Participation Agreement with Espavi-McAllister Associates for the construction of a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2.
- 7) Conditionally approving the Schematic Design of Espavi-McAllister Associates for a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2.
- 8) Authorizing a Personal Services Contract with the Market Street Association in an amount not to exceed \$50,150 to provide administrative support, outreach and other related services for the Mid-Market Project Area Committee; Mid-Market Survey Area.

OVER

- 9) Approving the Design for Development for the Hunters Point Shipyard.
- 10) Authorizing a Third Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21.
- 11) Authorizing execution of a renegotiated Memorandum of Agreement with United Public Employees Local 790 for the period July 1, 1997 through June 30, 2000.
- 12) Establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other matters
- 13) Authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$17,500,000 relating to the issuance of 1997 Series A Tax Allocation Revenue Bonds and 1997 Series B Taxable Allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto.

AFTER THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER THE FOLLOWING ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

- 14) Authorizing the issuance of 1997 Series A Tax Allocation Revenue Bonds and 1997 Series B Tax Allocation Revenue Bonds in an initial aggregate amount not to exceed \$17,500,000; approving forms of Indentures of Trust, Loan Agreements and an Official Statement; authorizing the Sale of the Bonds and authorizing and approving other matters properly relating thereto.
- 15) Closed Session
 - (a) Pursuant to Government Code 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Brannan Streets (Sites I-1 and I-3) in Rincon Point-South Beach and the entities the Agency may negotiate with are Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc.
 - (b) Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of one potential case.

Prepared and mailed September 25, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 30, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

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SEP 30 1997

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approving former Executive Director Edward Helfeld's request to serve as a Pro Bono Consultant to the California Historical Society; Yerba Buena Center. (Resolution No. 186-97)

Action taken: _____

REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in an amendment to the Redevelopment for the Rincon Point-South Beach Redevelopment Project Area

Approving an amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and recommending same to the Board of Supervisors of the City and County of San Francisco; Rincon Point-South Beach. (Resolution No. 187-97)

Action taken: _____

- (c) Approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach. (Resolution No. 188-97)

Action taken: _____

- (d) Approving an Addendum to the Report on the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing its transmittal to the Board of Supervisors for its information; Rincon Point-South Beach. (Resolution No. 189-97)

Action taken: _____

- (e) Authorizing an Owner Participation Agreement with Espavi-McAllister Associates for the construction of a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2. (Resolution No. 190-97)

Action taken: _____

- (f) Conditionally approving the Schematic Design of Espavi-McAllister Associates for a 3-story office building addition on the property located at 679 McAllister Street; Western Addition A-2. (Resolution No. 191-97)

Action taken: _____

- (g) Authorizing a Personal Services Contract with the Market Street Association in an amount not to exceed \$50,150 to provide administrative support, outreach and other related services for the Mid-Market Project Area Committee; Mid-Market Survey Area. (Resolution No. 192-97)

Action taken: _____

- (h) Approving the Design for Development for the Hunters Point Shipyard. (Resolution No. 193-97)

Action taken: _____

- (i) Authorizing a Third Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21. (Resolution No. 194-97)

Action taken: _____

- (j) Authorizing a renegotiated Memorandum of Agreement with United Public Employees Local 790 for the period July 1, 1997 through June 30, 2000. (Resolution No. 195-97)

Action taken: _____

- (k) Establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other matters. (Resolution No. 196-97)

Action taken: _____

- (l) Amending the Redevelopment Agency of the City and County of San Francisco's Budget for the period July 1, 1997 to June 30, 1998 by decreasing the program budgets for the Yerba Buena Center, Rincon Point-South Beach, Western Addition, South of Market, Hunters Point and Federal Office Building Project Areas, the Transbay Terminal, Mid-Market and South Bayshore Survey Areas and the Economic Development Program by \$16,384 each and increasing the Personnel Budget of the Agency by \$163,840 for the purpose of funding the salary and benefit costs of the Chief Economic Development Policy Advisor. (Resolution No. 197-97)

Action taken: _____

- (m) Authorizing the Executive Director to execute a Letter Agreement with the City and County of San Francisco, acting through its Mayor's Office, for the purposes of reimbursing the Redevelopment Agency of the City and County of San Francisco for a portion of the salary and benefit costs associated with employing the Chief Economic Development Policy Advisor. (Resolution No. 198-97)

Action taken: _____

- (n) Authorizing the Executive Director to execute a contract for a Chief Economic Development Advisor. (Resolution No. 199-97)

Action taken: _____

- (o) Appointing the Agency's Deputy Executive Director for Finance, Stephen J. Agostini, as Agency Treasurer. (Resolution No. 200-97)

Action taken: _____

- (p) Authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$17,500,000 relating to the issuance of 1997 Series A Tax Allocation Revenue Bonds and 1997 Series B Taxable Allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto. (Resolution No. 201-97)

Action taken: _____

AFTER THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER AN ITEM ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- (a)** Pursuant to Government Code 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Brannan Streets (Sites I-1 and I-3) in Rincon Point-South Beach and the entities the Agency may negotiate with are Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc.
- (b)** Pursuant to Government Code Section 54956.9(c) Conference with Legal Counsel regarding initiation of one potential case.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



OCT 06 1997

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 7, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area which modifies the bulk limit requirement for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the developments of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- 2) Granting a variance to the parking requirements of the Design for Development for the Rincon Point-South Beach Redevelopment Project Area for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- 3) Conditionally approving the Basic Concept Drawings for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- 4) Authorizing a Second Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the Development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- 5) Authorizing a Third Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.
- 6) Authorizing a Second Amendment to the Disposition and Development Agreement with the San Francisco Housing Development Corporation in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.

- 7) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at 1045 Mission Street for redevelopment purposes in an amount not to exceed \$24,000,000; South of Market.
- 8) Authorizing an amendment to a Tax Increment Loan Agreement with Tenderloin Neighborhood Development Corporation for the rehabilitation of low-income housing at 217 Eddy Street.
- 9) Authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$75,757 with Walden House, Inc. for its Planetree Housing Program at 154 Coleridge Street.
- 10) Authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$378,870 with Larkin Street Youth Center for its Assisted Care Facility at 129 Hyde Street.
- 11) Authorizing a Project Budget of \$1,000,000 to implement an Affordable Housing Preservation Program for housing developments with expiring Section 8 Contracts; Citywide Tax Increment Housing Program.
- 12) Authorizing a Loan Agreement not to exceed \$83,750 with Agape Outreach Center for start-up costs associated with providing resident organizing services; Citywide Tax Increment Housing Program.
- 13) Amending the Redevelopment Agency of the City and County of San Francisco's Budget for the period July 1, 1997 to June 30, 1998 by decreasing the program budgets for the Yerba Buena Center, Rincon Point-South Beach, Western Addition, South of Market, Hunters Point and Federal Office Building Project Areas, the Transbay Terminal, Mid-Market and South Bayshore Survey Areas and the Economic Development Program by \$16,384 each and increasing the Personnel Budget of the Agency by \$163,840 for the purpose of funding the salary and benefit costs of the Chief Economic Development Policy Advisor.
- 14) Authorizing the Executive Director to execute a Letter Agreement with the City and County of San Francisco, acting through its Mayor's Office, for the purposes of reimbursing the Redevelopment Agency of the City and County of San Francisco for a portion of the salary and benefit costs associated with employing the Chief Economic Development Policy Advisor.
- 15) Authorizing the Executive Director to execute a contract for a Chief Economic Development Policy Advisor.
- 16) Closed Session

Prepared and mailed October 2, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 7, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

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REGULAR AGENDA

- (a) Authorizing a Third Amendment to the Predevelopment Loan Agreement with the San Francisco Housing Development Corporation in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2. (Resolution No. 202-97)

Action taken: _____

- (b) Authorizing a Second Amendment to the Disposition and Development Agreement with the San Francisco Housing Development Corporation in connection with the development of Site 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2. (Resolution No. 203-97)

Action taken: _____

- (c) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at 1045 Mission Street for redevelopment purposes in an amount not to exceed \$24,000,000; South of Market. (Resolution No. 204-97)

Action taken: _____

- (d) Authorizing a Second Amendment to a Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation for the rehabilitation of low-income housing at 217 Eddy Street; Citywide Tax Increment Housing Program. (Resolution No. 205-97)

Action taken: _____

- (e) Authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$75,757 with Walden House, Inc. for its Planetree Housing Program at 154 Coleridge Street. (Resolution No. 206-97)

Action taken: _____

- (f) Authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$378,870 with Larkin Street Youth Center for its Assisted Care Facility at 129 Hyde Street. (Resolution No. 207-97)

Action taken: _____

- (g) Authorizing a Project Budget of \$1,000,000 to implement an Affordable Housing Preservation Program for housing developments with expiring Section 8 Contracts; Citywide Tax Increment Housing Program. (Resolution No. 208-97)

Action taken: _____

- (h) Authorizing a Loan Agreement not to exceed \$83,750 with Agape Outreach Center for start-up costs associated with providing resident organizing services; Citywide Tax Increment Housing Program. (Resolution No. 209-97)

Action taken: _____

- (i) Amending the Redevelopment Agency of the City and County of San Francisco's Budget for the period July 1, 1997 to June 30, 1998 by decreasing the program budgets for the Yerba Buena Center, Rincon Point-South Beach, Western Addition, South of Market, Hunters Point and Federal Office Building Project Areas, the Transbay Terminal, Mid-Market and South Bayshore Survey Areas and the Economic Development Program by \$16,384 each and increasing the Personnel Budget of the Agency by \$163,840 for the purpose of funding the salary and benefit costs of the Chief Economic Development Policy Advisor. (Resolution No. 210-97)

Action taken: _____

- (j) Authorizing the Executive Director to execute a Letter Agreement with the City and County of San Francisco, acting through its Mayor's Office, for the purposes of reimbursing the Redevelopment Agency of the City and County of San Francisco for a portion of the salary and benefit costs associated with employing the Chief Economic Development Policy Advisor. (Resolution No. 211-97)

Action taken: _____

- (k) Authorizing the Executive Director to execute an Employment Agreement with a Chief Economic Development Policy Advisor. (Resolution No. 212-97)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southwest corner of Delancey and Brannan Streets (Sites I-1 and I-3) in Rincon Point-South Beach and the entities the Agency may negotiate with are Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc.
 - (b) Pursuant to Government Code 54957 on personnel with respect to the position of the Executive Director.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 21, 1997
DOCUMENTS DEPT.

OCT 20 1997

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TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area which modifies the bulk limit requirement for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the developments of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- 2) Granting a variance to the parking requirements of the Design for Development for the Rincon Point-South Beach Redevelopment Project Area for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- 3) Conditionally approving the Basic Concept Drawings for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- 4) Authorizing a Second Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the Development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Continued from the meeting of September 23, 1997)
- 5) Authorizing a Second Amendment to a Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation for the rehabilitation of low-income housing at 217 Eddy Street; Citywide Tax Increment Housing Program. (Continued from the meeting of October 7, 1997)
- 6) Workshop on Preliminary Plan; Mission Bay South Survey Area.

OVER

- 7) Workshop to update and report on completion of redevelopment activities; Western Addition A-2.
- 8) Workshop to present the Concept Design on the Streetscape and the Urban Design Improvements for Fillmore Street between Geary and Turk Streets; Western Addition A-2.
- 9) Authorizing a Second Amendment in an amount not to exceed \$105,000 to the Architectural Agreement with Michael Willis & Associates for Design Services for an additional two blocks of the Fillmore Streetscape and Urban Design Improvements; Western Addition A-2.
- 10) Conditionally approving the Schematic Design for Fillmore Renaissance Associates' development on Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 11) Granting a variance modifying the density to Fillmore Renaissance Associates for the development of Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 12) Authorizing negotiation of a Seventh Amendment to the Agreement for Disposition of Land for Private Development with Fillmore Renaissance, L.P. regarding the disposition of Parcel 732-A located on the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 13) Selection of a developer with whom to negotiate exclusively for the development of Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.
- 14) Closed Session

Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of one potential case.

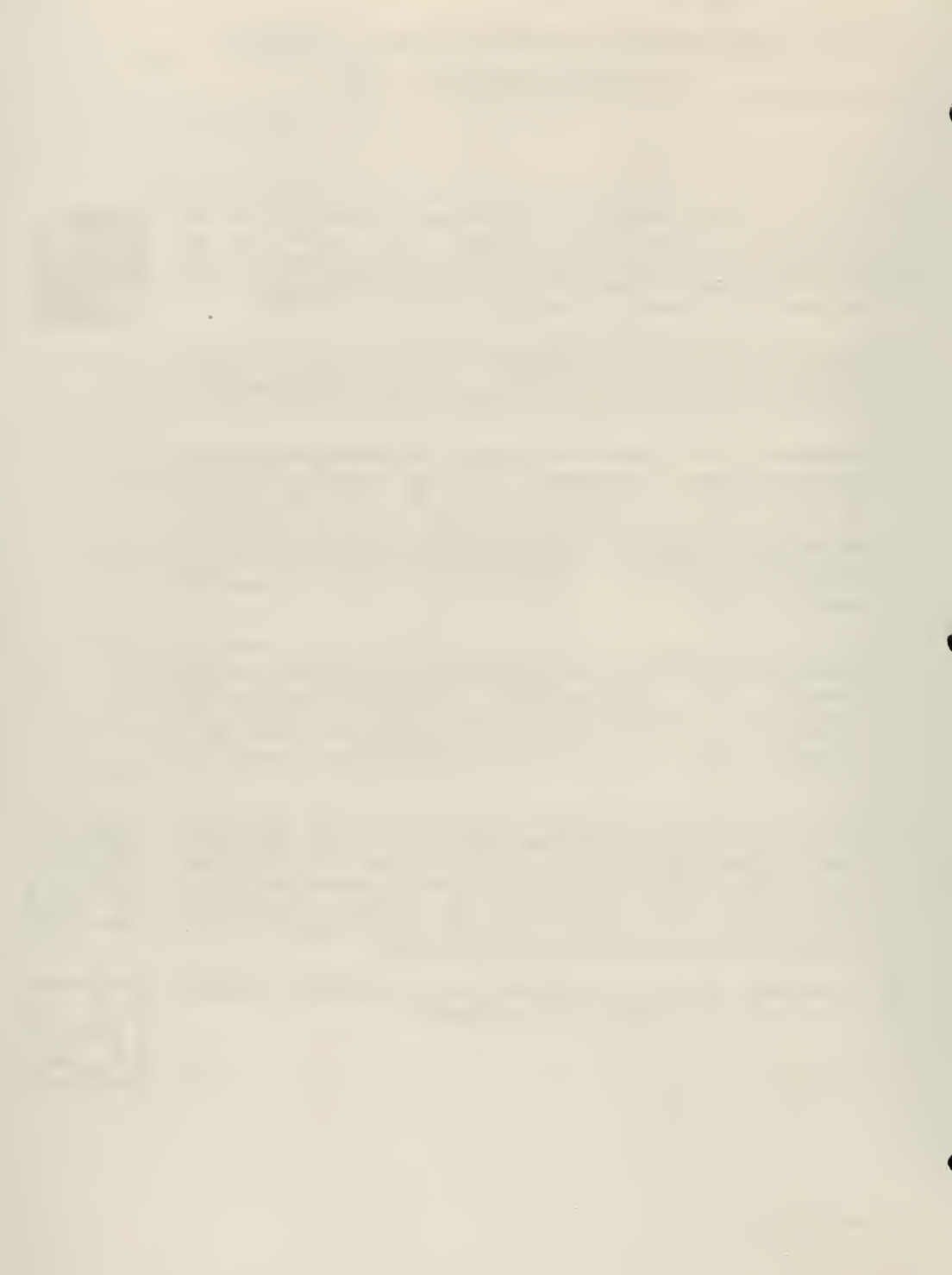
Prepared and mailed October 16, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 21, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business

10/17/97
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OCT 20 1997

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REGULAR AGENDA

- (a) Approving an amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area which modifies the bulk limit requirement for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the developments of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Resolution No. 179-97) (Continued from the meeting of September 23, 1997)

Action taken: _____

- (b) Granting a variance to the parking requirements of the Design for Development for the Rincon Point-South Beach Redevelopment Project Area for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Resolution No. 180-97) (Continued from the meeting of September 23, 1997).

Action taken: _____

- (c) Conditionally approving the Basic Concept Drawings for the proposed 356-unit development by Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the development of Sites I-1 and I-3 located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Resolution No. 181-97) (Continued from the meeting of September 23, 1997)

Action taken: _____

- (d) Authorizing a Second Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. regarding the Development of Sites I-1 and I-3 (Oriental Warehouse) located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach. (Resolution No. 182-97) (Continued from the meeting of September 23, 1997)

Action taken: _____

- (e) Authorizing a Second Amendment to a Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation for the rehabilitation of low-income housing at 217 Eddy Street; Citywide Tax Increment Housing Program. (Resolution No. 205-97) (Continued from the meeting of October 7, 1997)

Action taken: _____

4. Matters of New Business

- (a) Workshop on Preliminary Plan; Mission Bay South Survey Area.

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation – one potential case.

12. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 28, 1997
TIME: 4:00 P.M.

A G E N D A

8/97
PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

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OCT 27 1997

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing travel for Olson Lee, Housing Program Manager, to attend the Association of Local Housing Finance Agencies 1997 Fall Educational Conference in New Orleans, Louisiana on November 6-8, 1997, at a cost not to exceed \$1,400. (Resolution No. 213-97)
- (b) Approving an Assignment and Assumption Agreement from Innovative Housing for Community, Inc. and San Francisco Network Ministries Housing, Inc. for the acquisition of low income housing at 2380 Folsom Street; Citywide Tax Increment Housing Program. (Resolution No. 214-97)

Action taken: _____

REGULAR AGENDA

- (c) Workshop to present the Concept Design on the Streetscape and the Urban Design Improvements for Fillmore Street between Geary Boulevard and Turk Street; Western Addition A-2.

- (d) Authorizing a Second Amendment in an amount not to exceed \$105,000 to the Architectural Agreement with Michael Willis & Associates for Design Services for an additional two blocks of the Fillmore Streetscape and Urban Design Improvements; Western Addition A-2. (Resolution No. 215-97)

Action taken: _____

- (e) Granting a variance to the Density Standard for the development proposed by Fillmore Renaissance Associates for Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 216-97)

Action taken: _____

- (f) Conditionally approving the Schematic Design for Fillmore Renaissance Associates for the development on Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 217-97)

Action taken: _____

- (g) Authorizing negotiation of a proposed Seventh Amendment to the Agreement for Disposition of Land for Private Development (which will amend the schedule of performance and provide certain project financing) with Fillmore Renaissance Associates, L.P. regarding the disposition of Parcel 732-A located on the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 218-97)

Action taken: _____

- (h) Authorizing Exclusive Negotiations with Jewish Family and Children's Services for the development of Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2. (Resolution No. 219-97)

Action taken: _____

- (i) Authorizing a Loan Agreement with Conard House Development Corporation in an amount not to exceed \$260,166 for the purchase and rehabilitation of 3327-31 26th Street, a three-unit building already in operation by Conard House as 16 beds of special needs housing for severely mentally ill adults; Citywide Tax Increment Housing Program. (Resolution No. 220-97)

Action taken: _____

- (j) Authorizing a First Amendment to the Regulatory and Grant Agreement with California Properties of Woman's Division, Inc. and the Mary Elizabeth Inn, in an additional amount not to exceed \$465,496 for the rehabilitation of non-profit owned and operated low income housing for very low income women, at 1040 Bush Street; Citywide Tax Increment Housing Program. (Resolution No. 221-97)

Action taken: _____

- (k) Workshop on the Bayview Hunters Point Concept Plan.

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Pursuant to Government Code Section 54957 on personnel with respect to the position of Executive Director.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

NOV 03 1997

DATE: November 4, 1997
TIME: 4:00 p.m.

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TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a First Amendment to the Site Acquisition Loan Agreement with Mission Housing Development Corporation to modify the repayment terms of the Promissory Note in conjunction with the purchase of real property for the development of 20 units of affordable rental housing and related facilities on property located at 1290 Potrero Avenue; Citywide Tax Increment Housing Program.
- 2) Public Hearing and authorizing the assignment of the Disposition and Development Agreement by Armax International, Inc. to Armax Yerba Buena LLC in connection with the development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.
- 3) Workshop on Proposition A Affordable Housing Program.
- 4) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$76,448 with Catholic Charities of the Archdiocese of San Francisco for the operation of Peter Claver Community located at 1340 Golden Gate Avenue during the year ending June 30, 1997.
- 5) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$535,397 with Catholic Charities of the Archdiocese of San Francisco for the operation of Peter Claver Community located at 1340 Golden Gate Avenue during the year ending June 30, 1998.
- 6) Authorizing an Owner Participation Agreement with Northern California Presbyterian Homes & Services ("The Sequoias") for the development of a 4-story addition to the existing facility located at 1400 Geary Boulevard; Western Addition A-1.

OVER

7) Closed Session:

Pursuant to Government Code Section 54956.9(b) - Conference with Legal Counsel regarding anticipated litigation – one potential case.

Prepared and mailed October 30, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 4, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

2. Report on actions taken at previous Closed Session meeting, if any. *fax copy 1st posted 10/30/97*

DOCUMENTS DEPT.

3. Matters of Unfinished Business

NOV 03 1997

4. Matters of New Business

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CONSENT AGENDA

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- (a) Authorizing a First Amendment to the Site Acquisition Loan Agreement with Mission Housing Development Corporation to modify the repayment term of the Promissory Note in conjunction with the purchase of real property for the development of 20 units of affordable rental housing and related facilities on property located at 1290 Potrero Avenue; Citywide Tax Increment Housing Program. (Resolution No. 222-97)

Action taken: _____

REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in the assignment of the Disposition and Development Agreement in connection with the development of Parcel 3751-H; Yerba Buena Center

Authorizing the assignment of the Disposition and Development Agreement by Armax International, Inc. to Armax Yerba Buena LLC in connection with the development of Parcel 3751-H located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 223-97)

Action taken: _____

- (c) Workshop on Proposition A Affordable Housing Program.
- (d) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$76,448 with Catholic Charities of the Archdiocese of San Francisco for its Peter Claver Community located at 1340 Golden Gate Avenue during the year ending June 30, 1997. (Resolution No. 224-97)

Action taken: _____

- (e) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$535,397 with Catholic Charities of the Archdiocese of San Francisco for its Peter Claver Community located at 1340 Golden Gate Avenue during the year ending June 30, 1998. (Resolution No. 225-97)

Action taken: _____

- (f) Authorizing an Owner Participation Agreement with Northern California Presbyterian Homes & Services ("The Sequoias") for the development of a 4-story addition to the existing facility located at 1400 Geary Boulevard; Western Addition A-1. (Resolution No. 226-97)

Action taken: _____

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Pursuant to Government Code Section 54956.9(b) - Conference with Legal Counsel regarding anticipated litigation – one potential case.

- 11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 18, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a First Amendment to the Letter Agreement between the Treasure Island Development Authority and the Redevelopment Agency, increasing the amount of the Agreement by \$22,500, for environmental service; Treasure Island Survey Area.
- 2) Workshop on Proposition "A" Affordable Housing Program.
- 3) Public Hearing and review of the Implementation Plan for the Western Addition A-2.
- 4) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Disposition Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.
- 5) Authorizing a Second Amendment to the Land Disposition Agreement with the Mexican Museum for the purchase and development of the parcel located on Central Block 1 located on the northerly side of Mission Street between Third and Fourth Streets (Parcel CB-1-MM); Yerba Buena Center.
- 6) Conditionally approving the Basic Concept Design for the Mexican Museum for Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.
- 7) Authorizing assignment of (1) the \$95,388 Affordable Housing Program Loan Agreement (2) the \$1,042,500 Regulatory and Grant Agreement and (3) the \$1,371,883 funding commitment from Asian Neighborhood Design to Minna-Russ Housing Development Corporation for development of 529-539 Minna Street; South of Market/Citywide Tax Increment Housing Program.

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- 8) Authorizing (1) a Regulatory and Grant Agreement in an amount not to exceed \$610,742 with Minna-Russ Housing Development Corporation for the development of 529-539 Minna Street (2) a Tax Increment Affordable Housing Program Loan Agreement in an amount not to exceed \$761,141 with Minna-Russ Housing Development Corporation for the development of 529-539 Minna Street; South of Market/Citywide Tax Increment Housing Program.

9) Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) One Federal Street at Delancey Street (Site "G") in Rincon Point-South Beach with Sara Lee Corporation.
 - (b) northerly side of Sutter Street between Fillmore and Webster Streets (Parcels 677-C(1) and C(2)) in the Western Addition A-2 with Bushmoor and Associates.
 - (c) 1534-40 Fillmore Street with Tom and Zorina Caylor and 1520-30 Fillmore Street in the Western Addition A-2 with Western Commercial Partnership III.
-

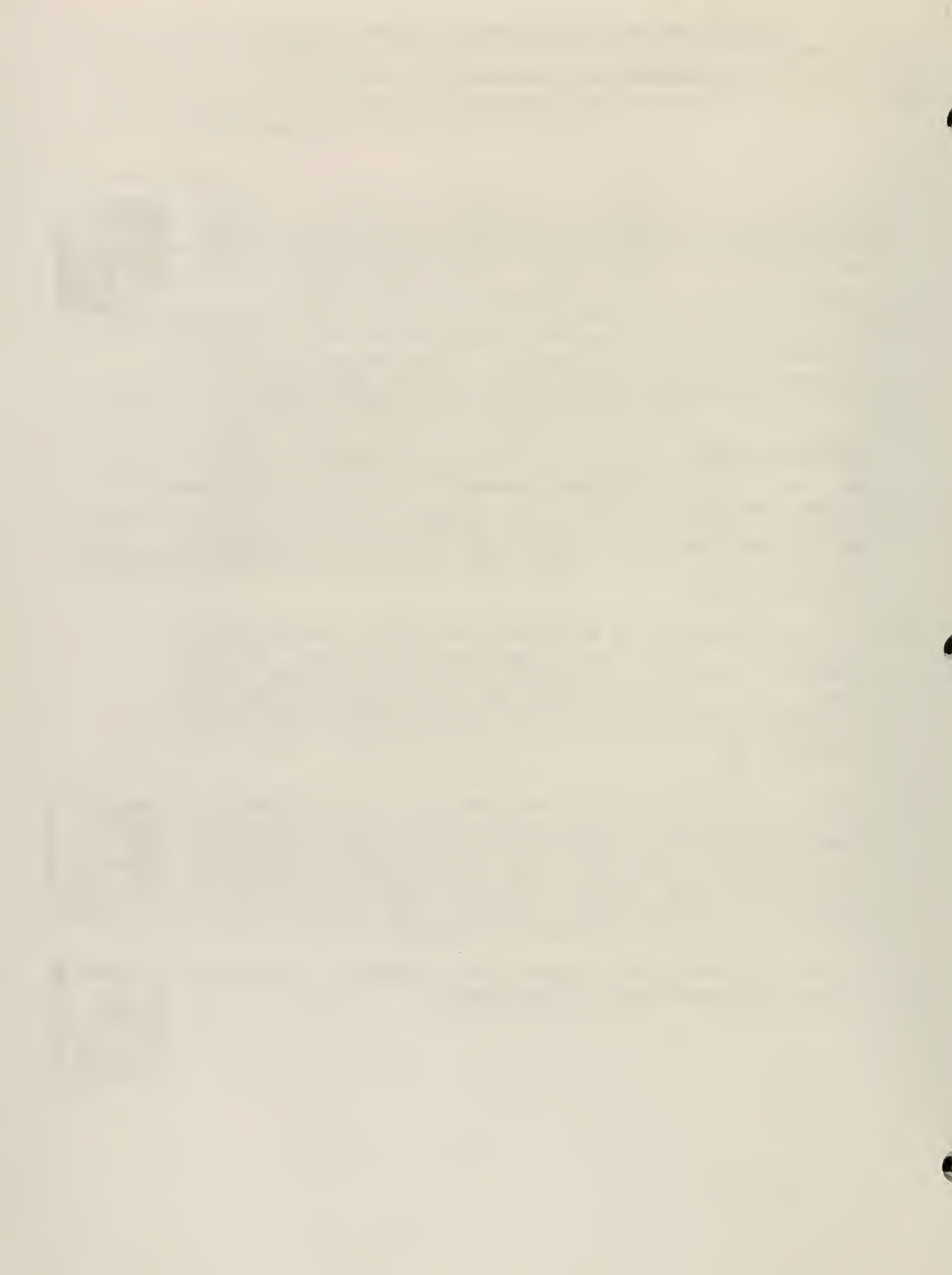
Prepared and mailed November 13, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: 8 November 18, 1997
TIME: 4:00 P.M.

AGENDA

8/97
1.02
PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

11/14/97 ✓
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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meetings, September 9 and 30, October 7 and 21, 1997; Closed Session Meetings, October 7 and 21, 1997.
- (b) Authorizing a First Amendment to the Letter Agreement between the Treasure Island Development Authority and the Redevelopment Agency, increasing the amount of the Agreement by \$22,500, for environmental services at Treasure Island. (Resolution No. 227-97)

Action taken: _____

REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in the Implementation Plan for the Western Addition A-2

Review of the Implementation Plan for the Western Addition A-2.

- (d) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Disposition Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 228-97)

Action taken: _____

- (e) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Development with the Mexican Museum regarding the purchase and development of Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 229-97)

Action taken: _____

- (f) Conditionally approving the Basic Concept Design for the Mexican Museum for Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 230-97)

Action taken: _____

- (g) Authorizing assignment of (1) the \$95,388 Affordable Housing Program Loan Agreement (2) the \$1,042,500 Regulatory and Grant Agreement and (3) the \$1,371,883 funding commitment from Asian Neighborhood Design to Minna-Russ Housing Development Corporation for development of 529-539 Minna Street; South of Market/Citywide Tax Increment Housing Program. (Resolution No. 231-97)

Action taken: _____

- (h) Authorizing (1) a Regulatory and Grant Agreement in an amount not to exceed \$610,742 with Minna-Russ Housing Development Corporation for the development of 529-539 Minna Street (2) a Tax Increment Affordable Housing Program Loan Agreement in an amount not to exceed \$761,141 with Minna-Russ Housing Development Corporation for the development of 529-539 Minna Street; South of Market/Citywide Tax Increment Housing Program. (Resolution No. 232-97)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
 - (a) Status Report on Transbay Survey Area.
9. Commissioners' Questions and Matters

10. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a)** One Federal Street at Delancey Street (Site "G") in Rincon Point-South Beach with Sara Lee Corporation.
- (b)** northerly side of Sutter Street between Fillmore and Webster Streets (Parcels 677-C(1) and C(2)) in the Western Addition A-2 with Bushmoor and Associates.
- (c)** 1534-40 Fillmore Street with Tom and Zorina Caylor and 1520-22 Fillmore Street in the Western Addition A-2 with Western Commercial Partnership III.

Pursuant to Government Code Section 54956.9(b), Conference with Legal Counsel regarding significant exposure to litigation – one potential case.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 25, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Disposition Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Continued from the meeting of November 18, 1997)
- 2) Authorizing a contract in an amount not to exceed \$22,500 with Cyprus Security for Security Guard Services at the South Beach Harbor; Rincon Point-South Beach.
- 3) Authorizing the Executive Director to exercise the Agency's option to extend the lease terms for one year with respect to certain Master Leased Properties (1520-22 Fillmore Street and 1534-40 Fillmore Street) under the Lower Fillmore Revitalization Program; Western Addition A-2.
- 4) Authorizing a First Amendment to the Personal Services Contract with the South of Market Foundation to provide Business Development Assistance Services to extend the time of performance through June 30, 1998.
- 5) Authorizing a Regulatory and Grant Agreement with St. Vincent de Paul Society in an amount not to exceed \$206,154 for the addition of 10 transitional units at 1175 Howard Street; Citywide Tax Increment Housing Program.
- 6) Authorizing an amendment to the Personal Services Contract with the SMWM in an amount not to exceed \$63,000 for land planning and urban design services relating to the proposed South Basin Bridge/Causeway; Hunters Point Shipyard.
- 7) Authorizing a First Amendment to a Personal Services Contract with Sugnet and Associates in an amount not to exceed \$35,000 for Conceptual Wetlands Design; Hunters Point Shipyard.
- 8) Authorizing a Letter Agreement with San Francisco International Airport to receive \$80,000 for the purpose of preparing a Wetlands feasibility study; Hunters Point Shipyard.

OVER

- 9) Public Hearing and review of Implementation Plan for Rincon Point-South Beach and Golden Gateway.
- 10) Workshop on five-year financial projections for the Agency.
- 11) Presentation on Housing Preservation Outreach.
- 12) Presentation on process of evaluation of Certificate Holders Program.
- 13) Workshop on status of Transbay Survey Area.
- 14) Closed Session

Pursuant to Government Code Section 54956.9(b), Conference with Legal Counsel regarding significant exposure to litigation – one potential case.

Prepared and mailed November 19, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 9, 1997
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**PLEASE NOTE THAT THIS MEETING WILL
START AT 3:00 P.M.**

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

-
- 1) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Disposition Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Continued from the meetings of November 18 and 25, 1997)
 - 2) Workshop on five year financial projections for the Agency.
 - 3) Workshop on the Agency's Housing Programs.
 - 4) Workshop on Proposition "A" Affordable Housing Program.
 - 5) Public Hearing and review of Implementation Plan for Yerba Buena Center and South of Market.
 - 6) Authorizing a Personal Services Contract with the South of Market Health Center in an amount not to exceed \$25,000 to prepare a user needs study related to the development of a new South of Market Health Clinic.
 - 7) Approving a budget for the Bayview Hunters Point Project Area Committee; Bayview Hunters Point.
 - 8) Consideration of a proposal to install street lighting along Fillmore Street for the holiday season.

OVER

- 9) Authorizing a Regulatory and Grant Agreement with St. Vincent de Paul Society in an amount not to exceed \$206,154 for the addition of 10 transitional units at 1175 Howard Street; Citywide Tax Increment Housing Program.
- 10) Presentation and approval of the Preliminary Construction Documents Design for the Jessie Square and the Conceptual Design for the Public Art Installation located on a portion of Central Block 1 bounded by Mission Street, St. Patrick's Church and the future Jewish Museum (Jessie Substation Building) and the future Mexican Museum; Yerba Buena Center.
- 11) Authorizing a First Amendment to the Architectural Agreement with Carter Tighe Leeming and Kajiwarra; Yerba Buena Center.
- 12) Public Hearing and granting a variance to the Yerba Buena Center Redevelopment Plan for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center.
- 13) Conditionally approving the Basic Concept Design Drawings for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center.
- 14) Authorizing 1) a First Amendment to the Owner Participation Agreement with Monahan Pacific Development Corporation and 2) Conditional Agreement to Transfer Development Rights from Jessie Street Substation Parcel to Monahan Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center.
- 15) Closed Session

Prepared and mailed December 4, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 9, 1997
TIME: 3:00 P.M.

PLEASE NOTE THAT THIS MEETING WILL
START AT 3:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

DOCUMENTS

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular meetings, September 23, October 28, November 4 and 18, 1997.
- (b) Authorizing a Personal Services Contract with the South of Market Health Center in an amount not to exceed \$25,000 to prepare a Needs Assessment Study related to the development of a new South of Market Health Clinic; South of Market. (Resolution No. 238-97)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing approval of a budget in an amount not exceed \$163,187 for the operational support of the Bayview Hunters Point Project Area Committee; Bayview Hunters Point. (Resolution No. 239-97)

Action taken: _____

- (d) Consideration of a proposal to install street lighting along Fillmore Street; Western Addition A-2.

Action taken: _____

- (e) Authorizing a Regulatory and Grant Agreement with St. Vincent de Paul Society in an amount not to exceed \$206,154 for the addition of 10 transitional units at 1175 Howard Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 240-97)

Action taken: _____

- (f) Workshop on the Five-Year Financial Forecast for the Agency.

- (g) Workshop on the Agency's Housing Programs.

- (h) Workshop on Proposition "A" Affordable Housing Program.

- (i) Public Hearing to hear all persons interested in the Implementation Plans for Yerba Buena Center and South of Market Redevelopment Projects

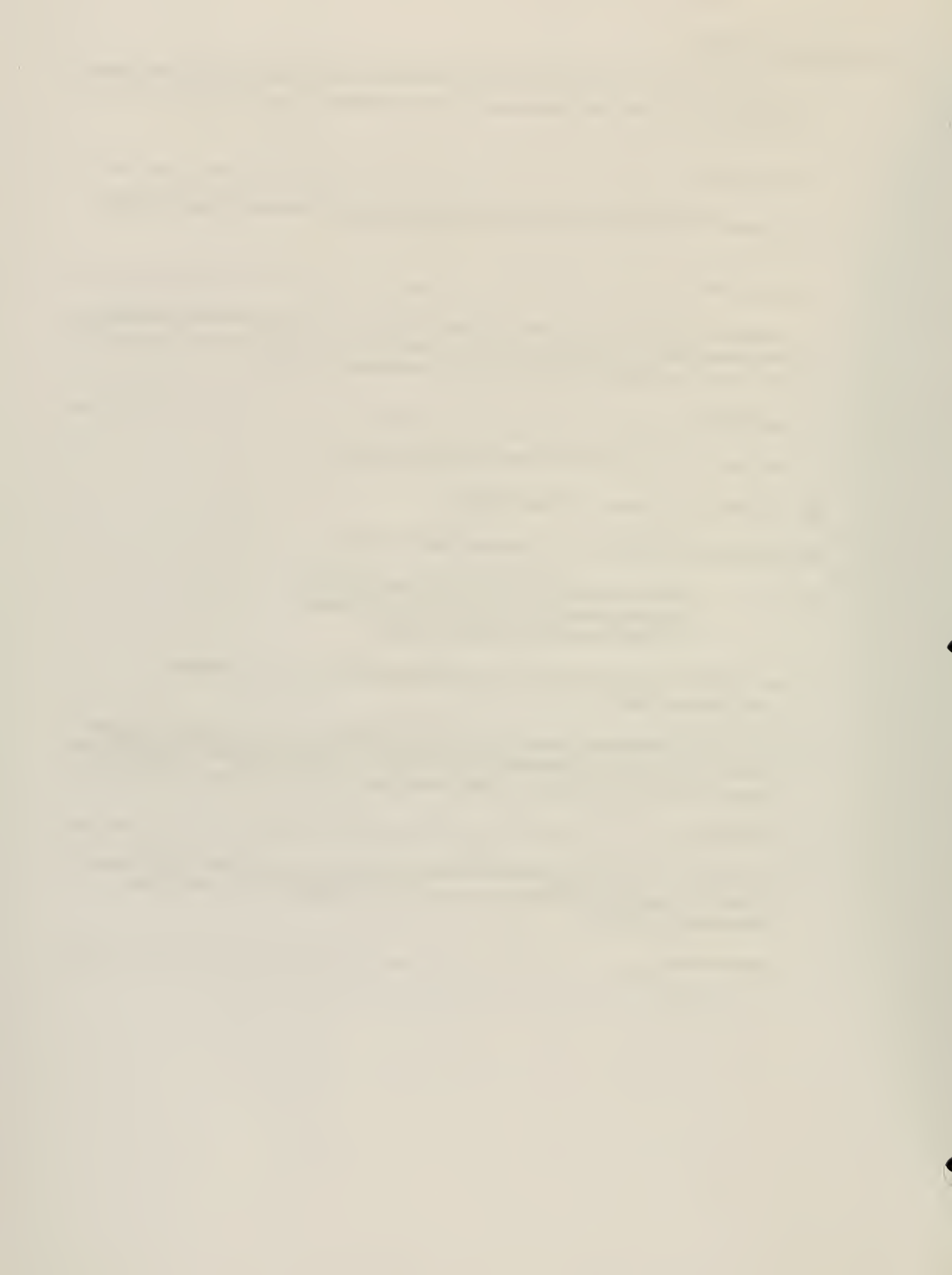
Review of the Implementation Plans for Yerba Buena Center and South of Market Redevelopment Projects.

- (j) Approving the Preliminary Construction Document Drawings for Jessie Square located on a portion of Central Block 1 bounded by Mission Street, St. Patrick's Church, the future Jewish Museum and the future Mexican Museum; Yerba Buena Center. (Resolution No. 241-97)

Action taken: _____

- (k) Authorizing a First Amendment to the Architectural Agreement with Carter Tighe Leeming & Kajiwarra for Landscape Architectural Services for Jessie Square; Yerba Buena Center. (Resolution No. 242-97)

Action taken: _____



- (l) Public Hearing to hear all persons interested in granting of three variances to the Yerba Buena Center Redevelopment Plan

Granting three variances to the Yerba Buena Center Redevelopment Plan for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center. (Resolution No. 243-97)

Action taken: _____

- (m) Conditionally approving the Basic Concept Design Drawings for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center. (Resolution No. 244-97)

Action taken: _____

- (n) Authorizing a First Amendment to the Owner Participation Agreement with Monahan Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center. (Resolution No. 245-97)

Action taken: _____

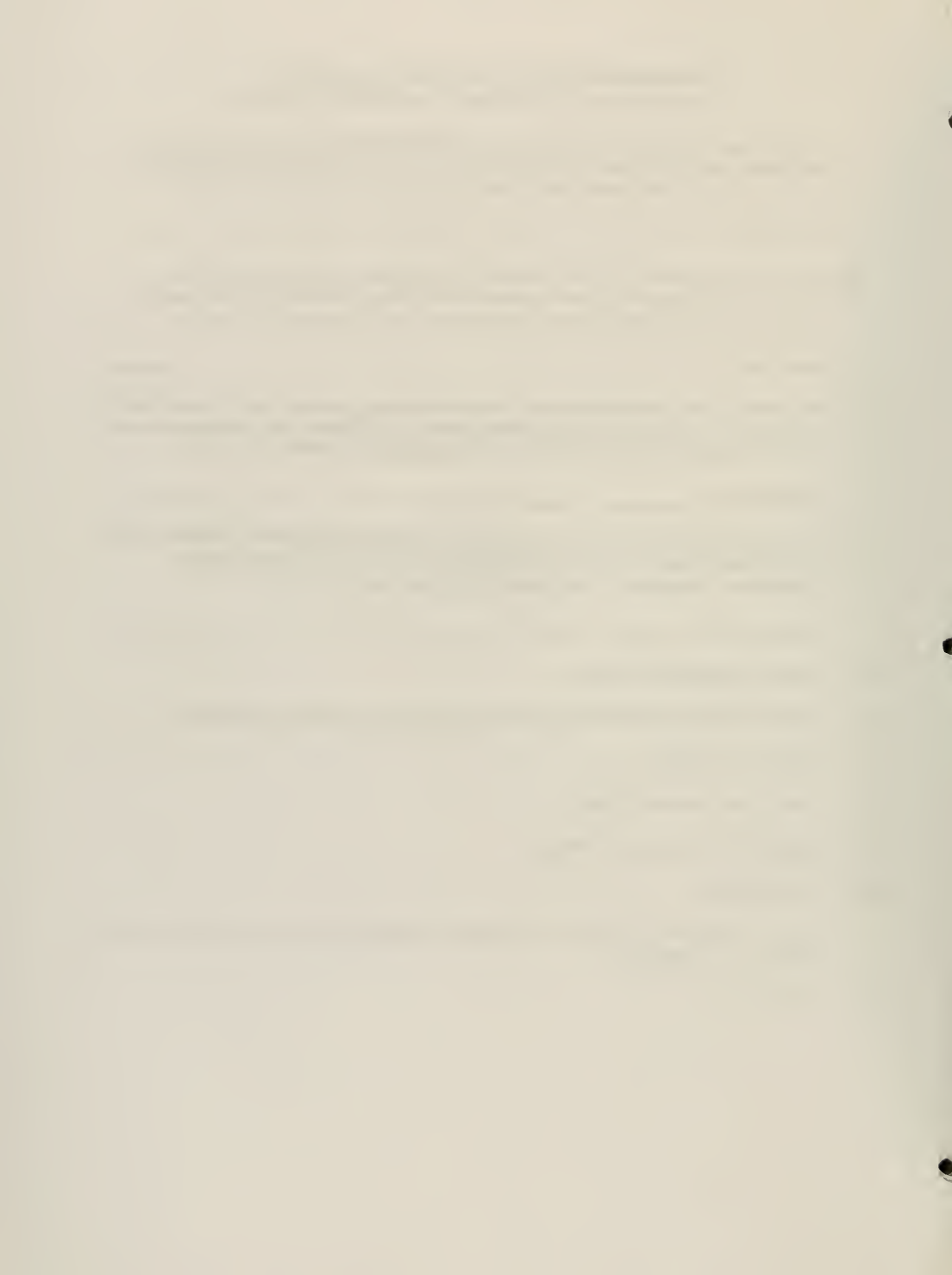
- (o) Conditional agreement to transfer development rights from the Jessie Street Substation to 246 Second Street pursuant to the Owner Participation Agreement with Monahan Pacific Development Corporation; Yerba Buena Center. (Resolution No. 246-97)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – anticipated litigation – one potential case.

11. Adjournment



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DEC 15 1997

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DATE: December 16, 1997
TIME: 4:00 p.m.

TENTATIVE AGENDA

6/97
NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY'S GOVERNMENT INFORMATION CENTER AT 100 LARKIN STREET, FIFTH FLOOR. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Disposition Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Continued from the meetings of November 18 and 25, 1997)
- 2) Public Hearing and review of the Implementation Plans for Yerba Buena Center and South of Market Project Areas. (Continued from the meeting of December 9, 1997)
- 3) Approving the Preliminary Construction Document Drawings for Jessie Square located on a portion of Central Block 1 bounded by Mission Street, St. Patrick's Church, the future Jewish Museum and the future Mexican Museum; Yerba Buena Center. (Continued from the meeting of December 9, 1997)
- 4) Authorizing a First Amendment to the Architectural Agreement with Carter Tighe Leeming & Kajiwarra for Landscape Architectural Services for Jessie Square; Yerba Buena Center. (Continued from the meeting of December 9, 1997)
- 5) Public Hearing and granting three variances to the Yerba Buena Center Redevelopment Plan for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center. (Continued from the meeting of December 9, 1997)
- 6) Conditionally approving the Basic Concept Design Drawings for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center. (Continued from the meeting of December 9, 1997)
- 7) Authorizing a First Amendment to the Owner Participation Agreement with Monahan Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center. (Continued from the meeting of December 9, 1997)

- 8) Conditional agreement to transfer development rights from the Jessie Street Substation to 246 Second Street pursuant to the Owner Participation Agreement with Monahan Pacific Development Corporation; Yerba Buena Center. (Continued from the meeting of December 9, 1997)
- 9) Workshop on the Agency's 1998-99 budget.
- 10) Amending Resolution No. 196-97 to adjust salaries for certain International Federation of Professional and Technical Engineers Local 21 bargaining unit classifications effective December 27, 1997.
- 11) Authorizing a Second Amendment to a Personal Services Contract with Seifel Associates in an amount not to exceed \$5,400 for Plan Adoption consulting services related to the Federal Office Building Redevelopment Project Area.
- 12) Authorizing the Agency to close out its contract with South Bayshore Community Development Corporation (SBCDC) for fiscal agent services related to People's Earth Day 1996, determining the Agency's reimbursement obligation, finding that the amounts due to the Agency are uncollectable and that the Agency should forebear on efforts to collect amounts due to the Agency pursuant to SBCDC's contract.
- 13) Public Hearing and review of Implementation Plan for India Basin and Hunters Point Project Areas.
- 14) Authorizing a Fifth Amendment to the Personal Services Contract for Planning and Community Services with Simon Martin-Vegue Winkelstein Moris in the amount of \$71,000; Hunters Point Shipyard.
- 15) Authorizing a First Amendment to the Personal Services Contract with Michael Willis and Associates for Urban Design and Planning Services in an amount not to exceed \$73,000; Hunters Point Shipyard.
- 16) Authorizing a Personal Services Contract with the Fine Design Group to prepare a marketing program for the Hunters Point Shipyard in an amount not to exceed \$35,000. Hunters Point Shipyard.
- 17) Authorizing a Second Amendment to the Personal Services Contract with Geomatrix Consultants, Inc. in an amount not to exceed \$85,500 for Professional Environmental Consultant Services as part of the Site Assessment Work for the Brownfields Pilot Project; South Bayshore Survey Area.
- 18) Authorizing a First Amendment to the Personal Services Contract with Katz Hollis in an amount not to exceed \$13,020; Mid Market Survey Area.
- 19) Authorizing the transfer of \$50,000 from the Chinatown Economic Development Fund's Marketing Budget to the Aesthetics Budget and the execution of a Personal Services Contract with Chinatown Resource Center in an amount not to exceed \$50,000; Chinatown Economic Development Program.
- 20) Authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$50,000; Chinatown Economic Development Program.

21) Authorizing a Second Amendment to the Personal Services Contract with the Transition Development Corporation; Hunters Point Shipyard.

22) Election of Officers.

23) Closed Session

- (a)** Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Property is located at the northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.
 - (b)** Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel regarding anticipated litigation – one potential case.
-

Prepared and mailed December 11, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 16, 1997
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in the Implementation Plans for Yerba Buena Center and South of Market Redevelopment Projects

Review of the Implementation Plans for Yerba Buena Center and South of Market Redevelopment Projects. (Continued from the meeting of December 9, 1997)

- (b) Approving the Preliminary Construction Document Drawings for Jessie Square located on a portion of Central Block 1 bounded by Mission Street, St. Patrick's Church, the future Jewish Museum and the future Mexican Museum; Yerba Buena Center. (Resolution No. 241-97) (Continued from the meeting of December 9, 1997)

Action taken:

- (c) Authorizing a First Amendment to the Architectural Agreement with Carter Tighe Leeming & Kajiwarra for Landscape Architectural Services for Jessie Square; Yerba Buena Center. (Resolution No. 242-97) (Continued from the meeting of December 9, 1997)

Action taken:

- (d) Public Hearing to hear all persons interested in granting of three variances to the Yerba Buena Center Redevelopment Plan

Granting three variances to the Yerba Buena Center Redevelopment Plan for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center. (Resolution No. 243-97) (Continued from the meeting of December 9, 1997)

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Action taken: _____

- (e) Conditionally approving the Basic Concept Design Drawings for the proposed 91 unit development by Monahan Pacific Development Corporation regarding the development of the site located at 246 Second Street; Yerba Buena Center. (Resolution No. 244-97) (Continued from the meeting of December 9, 1997)

Action taken: _____

- (f) Authorizing a First Amendment to the Owner Participation Agreement with Monahan Pacific Development Corporation (with right of assignment to an affiliated entity) with respect to the property located at 246 Second Street; Yerba Buena Center. (Resolution No. 245-97) (Continued from the meeting of December 9, 1997)

Action taken: _____

- (g) Conditional agreement to transfer development rights from the Jessie Street Substation to 246 Second Street pursuant to the Owner Participation Agreement with Monahan Pacific Development Corporation; Yerba Buena Center. (Resolution No. 246-97) (Continued from the meeting of December 9, 1997)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Amending Resolution No. 196-97 to revise the compensation for certain Local 21 classifications. (Resolution No. 248-97)
- (b) Authorizing a Second Amendment to the Personal Services Contract with the Transition Development Corporation; Hunters Point Shipyard. (Resolution No. 249-97)
- (c) Authorizing a Second Amendment to a Personal Services Contract with Seifel Associates in an amount not to exceed \$5,400 for Plan Adoption consulting services related to the Federal Office Building Redevelopment Project Area. (Resolution No. 250-97)

Action taken: _____

REGULAR AGENDA

- (d) Election of President and Vice President.

Action taken: _____

- (e) Authorizing the Agency to close out its contract with South Bayshore Community Development Corporation (SBCDC) for fiscal agent services related to People's Earth Day 1996, and determining that the Agency should forebear on efforts to collect amounts due to the Agency pursuant to the contract..(Resolution No. 251-97)

Action taken: _____

- (f) Public Hearing to hear all persons interested in the Implementation Plans for India Basin and Hunters Point Projects.

Review of the Implementation Plans for India Basin and Hunters Point Projects.

- (g) Authorizing the transfer of \$50,000 from the Chinatown Economic Development Fund's Marketing Budget to the Aesthetics Budget and the execution of a Personal Services Contract with Chinatown Resource Center in an amount not to exceed \$50,000; Chinatown Economic Development Program. (Resolution No. 252-97)

Action taken: _____

- (h) Authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$50,000; Chinatown Economic Development Program. (Resolution No. 253-97)

Action taken: _____

- (i) Authorizing a First Amendment to the Personal Services Contract with Katz Hollis in an amount not to exceed \$13,020; Mid Market Survey Area. (Resolution No. 254-97)

Action taken: _____

- (j) Authorizing a Second Amendment to the Personal Services Contract with Geomatrix Consultants, Inc. in an amount not to exceed \$85,500 for Professional Environmental Consultant Services as part of the Site Assessment Work for the Brownfields Pilot Project; South Bayshore Survey Area. (Resolution No. 255-97)

Action taken: _____

- (k) Consideration of a request from Bushmoor Associates to suspend or delay the termination of the Land Disposition Agreement for Parcels 677C (1) and (2) and to hold a public hearing on the matter; Western Addition A-2.

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Property is located at the northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties VII.
 - (b) Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel regarding anticipated litigation – one potential case.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue), or the Agency's Staff/Visitor parking lot off Elm Street, reachable from Franklin Street, between Golden Gate Avenue and Turk Street.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



